

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Miss Caoilfhionn Mc Monagle
65 Gresham Street
London
EC2V 7NQ

APPLICANT

c/o agent
Land bounded by Chippenham
Road, Kings Lynn Drive, Dartfield
Harold Hill
Romford
RM3 8HX

APPLICATION NO: P1150.24

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **GRANT PLANNING PERMISSION** for the following development :

Proposal: Redevelopment of the site and the erection of four residential blocks to provide 138 affordable housing units to include landscaping works, car parking, cycle parking, plant and associated works.
Addit infor re daylight/sunlight

Location: Land bound by Chippenham Road, Kings Lynn Drive & Dartfield
Romford

The above decision is based on the details in drawing(s):

CHIPP-HBA-A2-XX-DR-A-080260 Rev P01 - Block A2 North Elevation

CHIPP-HBA-A2-XX-DR-A-080261 Rev P01 - Block A2 South Elevation

CHIPP-HBA-A2-XX-DR-A-080262 Rev P01 - Block A2 East Elevation

CHIPP-HBA-A2-XX-DR-A-080263 Rev P01 - Block A2 West Elevation

CHIPP-HBA-B1-00-DR-A-080170 Rev P01 - Block B1 Ground Floor Plan

CHIPP-HBA-B1-01-DR-A-080171 Rev P01 - Block B1 First Floor Plan

CHIPP-HBA-B1-02-DR-A-080172 Rev P01 - Block B1 Second Floor Plan

CHIPP-HBA-B1-03-DR-A-080173 Rev P01 - Block B1 Third Floor Plan

CHIPP-HBA-B1-04-DR-A-080174 Rev P01 - Block B1 Fourth Floor Plan

CHIPP-HBA-B1-05-DR-A-080175 Rev P01 - Block B1 Fifth Floor Plan

CHIPP-HBA-B2-RF-DR-A-080184 Rev P01 - Block B2 Roof Plan
CHIPP-HBA-B2-XX-DR-A-080280 Rev P01 - Block B2 North Elevation
CHIPP-HBA-B2-XX-DR-A-080281 Rev P01 - Block B2 South Elevation
CHIPP-HBA-B2-XX-DR-A-080282 Rev P01 - Block B2 East Elevation
CHIPP-HBA-B2-XX-DR-A-080283 Rev P01 - Block B2 West Elevation
2347-EXA-ZZ-ZZ-DR-L-00100 Rev P02 - Landscape General Arrangement
2347-EXA-ZZ-ZZ-DR-L-00101 Rev P02 - Landscape General Arrangement Site A
2347-EXA-ZZ-ZZ-DR-L-00102 Rev P02 - Landscape General Arrangement Site B
2347-EXA-ZZ-ZZ-DR-L-00200 Rev P02 - Planting Schedule
2347-EXA-ZZ-ZZ-DR-L-00201 Rev P02 - Planting Plan Site A
CHIPP-HBA-ZZ-ZZ-DR-A-010101 Rev P01 - Existing Block Plan
CHIPP-HBA-ZZ-ZZ-DR-A-080115 Rev P01 - Site Plan
CHIPP-HBA-A1-00-DR-A-080150 Rev P01 - Block A1 Ground Floor Plan
CHIPP-HBA-A1-00-DR-A-080151 Rev P01 - Block A1 First Ground Floor Plan
CHIPP-HBA-A1-00-DR-A-080152 Rev P01 - Block A1 Second Ground Floor Plan
CHIPP-HBA-A1-00-DR-A-080153 Rev P01 - Block A1 Third Floor Plan
CHIPP-HBA-A1-00-DR-A-080154 Rev P01 - Block A1 Fourth Floor Plan
CHIPP-HBA-A1-00-DR-A-080155 Rev P01 - Block A1 Fifth Floor Plan
CHIPP-HBA-A1-00-DR-A-080156 Rev P01 - Block A1 Roof Plan
CHIPP-HBA-A1-XX-DR-A-080250 Rev P01 - Block A1 North Elevation
CHIPP-HBA-A1-XX-DR-A-080251 Rev P01 - Block A1 South Elevation
CHIPP-HBA-A1-XX-DR-A-080252 Rev P01 - Block A1 East Elevation
CHIPP-HBA-A1-XX-DR-A-080253 Rev P01 - Block A1 West Elevation
CHIPP-HBA-A2-LG-DR-A-080159 Rev P01 - Block A2 Lower Ground Floor Plan
CHIPP-HBA-A2-00-DR-A-080160 Rev P01 - Block A2 Ground Floor Plan
CHIPP-HBA-A2-01-DR-A-080161 Rev P01 - Block A2 First Floor Plan
CHIPP-HBA-A2-03-DR-A-080162 Rev P01 - Block A2 Second Floor Plan
CHIPP-HBA-A2-04-DR-A-080163 Rev P01 - Block A2 Third Floor Plan
CHIPP-HBA-A2-RF-DR-A-080164 Rev P01 - Block A2 Roof Plan
CHIPP-HBA-A2-XX-DR-A-080260 Rev P01 - Block A2 North Elevation
CHIPP-HBA-B1-RF-DR-A-080176 Rev P01 - Block B1 Roof Plan
CHIPP-HBA-B1-XX-DR-A-080270 Rev P01 - Block B1 North Elevation
CHIPP-HBA-B1-XX-DR-A-080271 Rev P01 - Block B1 South Elevation
CHIPP-HBA-B1-XX-DR-A-080272 Rev P01 - Block B1 East Elevation

CHIPP-HBA-B1-XX-DR-A-080273 Rev P01 - Block B1 West Elevation
 CHIPP-HBA-B2-LG-DR-A-080179 Rev P01 - Block B2 Lower Ground Floor Plan
 CHIPP-HBA-B2-00-DR-A-080180 Rev P01 - Block B2 Ground Floor Plan
 CHIPP-HBA-B2-01-DR-A-080181 Rev P01 - Block B2 First Floor Plan
 CHIPP-HBA-B2-02-DR-A-080182 Rev P01 - Block B2 Second Floor Plan
 CHIPP-HBA-B2-03-DR-A-080183 Rev P01 - Block B2 Third Floor Plan
 2347-EXA-ZZ-ZZ-DR-L-00202 Rev P02 - Planting Plan Site B
 Air Quality Assessment (report No. J10/15257B/10/1/F3)
 Arboricultural Report & Impact Assessment & Method Statement (Ref: 010932)
 Bat Survey Report February 2025 (Ref: 552495JB24OCT24FV02_Bats.docx)
 Biodiversity Net Gain Assessment (Ref: 552495JB01JUL24FV01_BNG.docx)
 Car and Cycle Parking Management Plan (Ref: 70108580) - Dated July 2024
 Daylight and Sunlight Effects Report Ver 1.0 (Job No. 23545)
 Delivery and Servicing Plan (Project No. 70108580) July 2024
 Design & Access Statement P01 (Ref: CHIPP-HBA-XX-XX-RP-A-080000)
 Ecological Appraisal February 2025 (Ref: 552495JB24OCT23FV03_EA_Chip.docx)
 Energy Assessment Report Issue P5
 External Building Fabric Assessment Rev 2 (Ref: 12965.RP01.EBF.2)
 Flood Risk Assessment Rev C (Ref: 3630.02-EVE-XX-XX-T-C-0150)
 Health Impact Assessment
 London Plan Fire Statement Rev R02 Project Number: MA23199
 Planning Statement September 2024
 Statement of Community Involvement July 2024
 SuDS Strategy Rev D (Ref: 3630.02-EVE-XX-XX-T-C-0160)
 Sustainable Design and Construction Statement Issue P3
 Townscape & Visual Impact Assessment August 2024
 Transport Assessment Addendum Rev 1 (Project No. 70108580) Feb 2025
 Transport Assessment Rev 1 (Project No. 70108580) August 2024
 Travel Plan (Project No. 70108580) July 2024
 Urban Greening Factor Calculation Plan ã?Â¿?? Drg No. 2347-EXA-ZZ-ZZ-DR-L-00110 P01
 Utility Constraints Report Issue P02
 Waste Management Strategy Rev 02 (Project No. 70113108) August 2024

subject to compliance with the following condition(s):

Note to Applicants:

Please take the time to read the conditions stated below carefully. Some may require you to seek the Council's approval prior to works beginning on site. The approval process can take a further 8 weeks from the date of submission and you are advised to incorporate this into your timetable.

*Please also check the informatives below to verify whether the scheme is liable for the Mayoral Community Infrastructure Levy. If the scheme is liable, **you are required to give notice of commencement in advance** so that a Demand Notice can be sent to you or any other person(s) that has/have assumed liability. The Levy is payable within 60 days of commencement. **If you are intending to claim self-build, social housing or charitable exemption, you must do this before development commences otherwise any exemption request will be disqualified.***

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans and documents (as set out on page one of this decision notice).

REASON: For the avoidance of doubt and in the interests of proper planning and to ensure the development keeps within the parameters assessed pursuant to the Environmental Impact Assessment for the Development.

- 3 No development for Block A or Block B shall commence until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These plans shall incorporate details of:

- a) the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b) Construction traffic management and Construction Logistics Plan (CLP);
- c) The parking of vehicles of site operatives and visitors;
- d) Loading and unloading of plant and materials;
- e) Storage of plant and materials used in constructing the development;
- f) The erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
- g) Wheel washing facilities;
- h) A detailed Dust Management Plan, including a Dust Monitoring Scheme, setting out dust and emissions control measures to be employed on site, in accordance with the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014;
- i) A scheme for recycling/disposing of waste resulting from demolition and construction works;
- j) The use of efficient construction materials;
- k) Methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and a nominated Developer/Resident Liaison Representative with an address and

contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

- l) Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites" Parts 1 and 2;
- m) The management measures and works to mitigate the impact of the construction works and associated activity and vehicle movement upon the operations of the bus interchange.
- n) Times of site arrival/opening, construction works and deliveries
- o) Measures to prohibit the burning of waste on the site at any time.

The CEMP and SWMP shall be implemented for the entire period of the works at the site, to the satisfaction of the relevant Local Planning Authority.

REASON: The CEMP and SWMP are required in order to minimise the impact of the construction phase on the environment, the highway, bus operations and on the amenities of neighbouring residents.

- 4 No development for Block A or Block B shall commence until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority for the relevant block.

The CEMP (Biodiversity) shall include the following.

- * Risk assessment of potentially damaging construction activities.
- * Identification of "biodiversity protection zones".
- * Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- * The location and timing of sensitive works to avoid harm to biodiversity features.
- * The times during construction when specialist ecologists need to be present on site to oversee works.
- * Responsible persons and lines of communication.
- * The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- * Use of protective fences, exclusion barriers and warning signs.
- * Containment, control and removal of any Invasive non-native species present on site
- * Wildlife sensitive lighting during the construction phase.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

REASON: To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 5 If significant on-site enhancements are included within the approved Biodiversity Gain Plan, a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:

- * the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- * the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
- * the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- * the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- * details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved.

Notice in writing shall be given to the Council when the:

- * The initial enhancements, as set in the HMMP, have been implemented; and
- * habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted in years 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

REASON: To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

- 6 No impact piling shall take place on site for Block A or Block B until a piling method statement (detailing depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage and water infrastructure, and the programme for the works) has been submitted to, and approved in writing by the Local Planning Authority in consultation with Thames Water for the relevant block. Any piling within each phase must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility and water infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure.

- 7 Prior to the commencement of the development on Block A or Block B hereby approved, the developer or contractor must ensure: -
 - a) They are signed up to the Non Road Mobile Machinery (NRMM) register.
 - b) The development site is entered onto the register alongside all the NRMM equipment details.
 - c) The register is kept up to date for the duration of the construction of development.
 - d) All NRMM used during the construction of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition'

Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein.

e) An inventory of all NRMM is kept on-site stating the emission limits for all equipment and is available for inspection at all times during construction.

REASON: To reduce emissions from construction activities and comply with current NRMM emission standards, in accordance with the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) and any subsequent amendment or guidance.

- 8 No demolition of the public house or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition of the public house or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. Where appropriate, details of a programme for delivering related positive public benefits

C. details of an appropriate programme of public engagement including a timetable

D. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

REASON - This pre-commencement condition is necessary to safeguard the archaeological interest on this site and ensure the development remains acceptable with London Plan Policy HC1 and Havering Local Plan Policy 28.

- 9 No development, or works for Block A or Block B (save for site preparation or clearance), shall take place until a scheme to show the existing and proposed levels have been submitted to and approved in writing by the Local Planning Authority for the relevant block. The scheme shall show:

* Plans and cross sections of the existing and proposed ground levels across the site including the footways surrounding the boundary;

* Details of any proposed cut and fill of the external areas including any retaining walls and/or structures; and,

* The height of the ground floor slabs and damp proof course in relation to the existing and proposed ground level.

The works shall then be carried out in accordance with the approved details.

REASON: Insufficient information has been supplied with the application to judge the proposed site levels of the proposed development. Submission of a scheme prior to commencement will ensure that the development accords with Section 197 of the Town and Country Planning Act 1990.

- 10 No development for Block A or Block B shall commence until a detailed surface water drainage scheme for the site based on Sustainable Urban Drainage Systems (SuDS) and including a finalised drainage layout plan that details pipe levels, diameters, asset locations and long and cross sections of each SuDS element, has been submitted to and approved in writing by the Local Planning Authority for the relevant block. The drainage strategy shall include:

- * a restriction in run-off to greenfield discharge rates;
- * details of surface water storage on site; and,
- * measures to prevent water pollution.

The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

REASON: SuDS must be identified prior to the commencement of development to prevent flooding, improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- 11 Prior to above ground works for Block A or Block B full details of the electric vehicle charging points to be installed in the development shall be submitted to the Local Planning Authority and approved in writing for the relevant block. These details shall include provision for all approved parking spaces within the development to be provided with electric vehicle charging facilities. The development shall be implemented in full accordance with the approved details prior to first occupation and thereafter be maintained as such.

REASON: To promote sustainable transport modes, developments should be designed to enable charging of plug-in and other ultra-low emission vehicles", in accordance with paragraph 112 of the National Planning Policy Framework and Policy T6 of the London Plan.

- 12 Notwithstanding the approved drawings, prior to the first occupation of the development or Block A or Block B hereby approved a hard and soft landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include details of:

Soft landscaping:

- * Existing site contours and details of any proposed alterations in existing ground levels
- * All trees, hedgerows and any other vegetation on/overhanging the site to be retained;
- * Details of all tree, hedge, shrub and other planting proposed as part of the scheme and all planting and substrates proposed for other soft landscaped structures, including proposed species, plant sizes (which should include a significant proportion of mature trees) and planting

densities.

- * Details of planting techniques, tree pit construction, staking and tying of trees including tree guards.
- * Such planting shall be UK native unless satisfactory justification can be made to the Local Planning Authority.

Hard landscaping and furniture:

- * Details of all proposed hard landscape works, including proposed levels, materials, any signage, furniture/sitting areas, samples and details of techniques to be used to provide conditions appropriate for new plantings;
- * Design and specification of outdoor furniture, amenity structures and shelters
- * Playspace design and play equipment

Management of the spaces:

- * Drawing showing the extent of a Landscape Management Plan, coloured coded if under different sections of the Council
- * Written specification detailing all operations and procedures for soft and hard landscaped areas including to demonstrate how the hard landscaping features will be repaired/replaced (as appropriate) and for protecting plants both during and after development has finished.
- * Written procedure for inspection, upkeep and replacement of furniture (bins, benches and signage) and play equipment where installed.
- * All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter.
- * Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

The duly approved landscaping scheme for the relevant block shall be carried out during the first planting season after the development is substantially completed and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees, hedges or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees, hedges or shrubs of similar size and species to those originally required to be planted.

REASON: To ensure appropriate landscaping of the site in the interests of visual amenity, to enhance the character of the street scene and to provide biodiversity enhancements with details to ensure plant establishment and appropriate management is carried out to comply with Havering Local Plan Policy 27, 29 and 30.

- 13 Prior to the commencement of any development on site for Block A or Block B, including any excavation, or construction works, a Tree Retention and Reuse Scheme for Tree T17 shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include, but not be limited to:

- Details of Retention Measures - A plan identifying how the tree (or its parts) will be retained within the site, whether as outdoor play, furniture, standing deadwood, habitat logs, mulch, or other appropriate ecological or landscape features.
- Biodiversity Enhancement Proposals - Justification and details on how the retained tree material will contribute to biodiversity, such as through habitat creation for invertebrates, birds, or fungi.

- Implementation and Management Plan - A schedule for how and when the tree will be felled, processed, and retained, along with ongoing management responsibilities for its retained elements.
- Supervision and Monitoring - Confirmation of compliance with the approved scheme, overseen by an appropriately qualified arboriculturist or ecologist.

The approved scheme shall be implemented in full prior to the occupation of Block A or Block B of the development and maintained thereafter in accordance with the approved details.

REASON: To ensure the retention and ecological reuse of Tree T17 within the site, in the interests of biodiversity, habitat enhancement, and landscape character, in accordance with Policy 26, 27, 30 and the National Planning Policy Framework.

- 14 Prior to commencement, a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing out Crime Office, demonstrating how Secured by Design Certification will be achieved for this scheme.

REASON: In the interest of creating safer, sustainable communities.

- 15 Prior to first occupation of the development of hereby approved a scheme detailing the location of any fire hydrants required by LFB shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of any of the buildings within the development, such hydrants as may be required by the LFB for the development shall be provided in accordance with the LFB's requirements prior to the occupation of the relevant buildings and thereafter maintained continuously to the satisfaction of the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Policy D12 of the London Plan.

- 16 Notwithstanding the details shown on the approved drawings, the development hereby approved for Block A or Block B shall not progress beyond 150mm above ground level until samples of the materials (or appropriate specification) to be used in the construction of the external surfaces noted below have been submitted to, provided on site, and agreed in writing by, the Local Planning Authority:-

- a) all facing materials for buildings;
- b) details of deck access balustrades, balconies including privacy screens and entrance canopies;
- c) means of enclosure to private amenity / garden spaces
- d) ground surfacing
- e) details of windows and doors

The development of the relevant block shall be carried out in accordance with the approved details and shall be retained thereafter.

REASON: To safeguard the appearance of the buildings and the character of the immediate area.

- 17 Notwithstanding the details hereby permitted no development for Block A or Block B, above

ground level shall take place until details of all proposed walls, fences and boundary treatment are submitted to, and approved in writing by, the Local Planning Authority. The boundary development for the relevant block shall then be carried out in accordance with the approved details prior to the first occupation of each dwelling and shall be permanently retained and maintained thereafter to the satisfaction of the Local Planning Authority.

REASON: To ensure an inclusive environment, a safe, attractive development which harmonises with the character of the area and maintain privacy for future occupiers.

- 18 The development hereby approved shall be undertaken in strict accordance with the recommendations set out in the Phase I and II Geo-environmental and Geotechnical Site Investigation received 10 January 2025, referenced 372938 Rev 00 (Author: RSK Geosciences).

Should the subsequent Phase II Investigation confirms the presence of a significant pollutant linkage requiring remediation, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, to then be submitted to and approved in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON: To protect those engaged in construction and occupation of the development from potential contamination and in order that the development accords with Local Plan Policy 34.

- 19 If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

Following completion of the remediation works, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

REASON: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

- 20 Prior to any works above slab level for Block A or Block B, a Biodiversity Enhancement Strategy for protected and Priority or threatened species, prepared by a suitably qualified

ecologist, in line with the recommendations of the Ecological Assessment (Greengage, February 2025) and Bat Survey Report (Greengage, February 2025) shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- * Purpose and conservation objectives for the proposed enhancement measures;
- * detailed designs or product descriptions to achieve stated objectives;
- locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- * persons responsible for implementing the enhancement measures; and
- * details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

REASON: To enhance protected, priority threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

- 21 No development above ground level shall take place until a Parking Management Plan has first been submitted to and agreed in writing by the local planning authority. The plan shall:

- * identify all of the electric vehicle charging point spaces that are to be provided as 'active';
- * detail the allocation of a disabled person's parking space to each wheelchair home within the development;
- * detail the allocation of general parking spaces within the development;
- * detail the provision for mobility scooters;
- * details of short cycle parking including its external appearance, location and the means of secure storage; and,
- * long stay cycle parking

Subsequently there must be no occupation of the relevant block until resident cycle parking has been made available for occupiers use. Visitor cycle parking shall be provided upon completion of the external landscaping.

The scheme shall be implemented in accordance with the approved details and shall be permanently retained thereafter and used for no other purpose.

REASON: To ensure that cycle parking spaces are made permanently available to accord with London Plan Policy T5 and that car parking management identified to ensure that sufficient off-street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway. To promote sustainable transport modes, developments should be designed to enable charging of plug-in and other ultra-low emission vehicles", in accordance with paragraph 112 of the National Planning Policy Framework and Policy T6 of the London Plan.

- 22 Prior to occupation of Block A or Block B, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- * identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- * show how and where external lighting will be installed (through provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 23 Prior to first occupation of Block A or Block B a Delivery and Servicing Plan (DSP) shall be submitted to and approved in writing which follows the principles set out in the DSP dated July 2024 (Author: WSP, First Issue, Project No. 7018580). The DSP shall be implemented prior to the first occupation of the development hereby approved and shall thereafter be maintained and adhered to in perpetuity.

REASON: To ensure the safe, efficient, and sustainable movement of goods and servicing vehicles in accordance with the requirements of the National Planning Policy Framework (NPPF), in the interests of highway safety, residential amenity, and the operational efficiency of the development.

- 24 Prior to development above ground level of Block A or Block B a Waste Management Strategy (WMS) shall be submitted to and approved in writing which follows the principles set out in the WMS dated August 2024 (Author: WSP, Rev 02, Project No. 70113108). The WMS shall be implemented prior to the first occupation of the development hereby approved and shall thereafter be maintained and adhered to in perpetuity.

REASON: To ensure the safe, efficient, and sustainable management of residential waste in accordance with the requirements of the National Planning Policy Framework (NPPF), in the interests of highway safety, residential amenity, and the operational efficiency of the development.

- 25 Notwithstanding the plans hereby approved and prior to first occupation of Block A or Block B, details for the proposed green roofs which includes species and mixes shall be submitted to and approved in writing by the Local Planning Authority for the relevant block. The works shall then be carried out in accordance with the approved details before the final occupation of the relevant block.

REASON: Insufficient information has been supplied with the application to judge the acceptability of the green roof(s) to ensure they promote sufficient biodiversity and greening for the development.

- 26 Notwithstanding the plans hereby approved, at least 10 per cent of the dwellings hereby

approved shall be constructed to comply with Part M4(3) of the Building Regulations - 'wheelchair user dwellings'. The remainder of the dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - 'accessible and adaptable dwellings'.

REASON: To ensure that accessible housing is provided and the development is capable of meeting 'Accessible and Adaptable Dwellings' standards and kept in the borough's wheelchair unit stock long term.

- 27 The development hereby permitted shall achieve an Urban Greening Factor of 0.4.

REASON: In the interest of biodiversity, sustainability and to ensure that green infrastructure is maximised on the site.

- 28 The development hereby approved shall be carried out in full accordance with the mitigation measures (including their timetable for implementation) set out in the recommendation section of the Ecological Assessment (Greengage, February 2025) and Bat Survey Report (Greengage, February 2025). This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and ensure works are carried out in accordance with the approved details.

REASON: To conserve protected and Priority species and allow the CPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

- 29 The development shall be carried out in accordance with the provisions of the London Plan Fire Statement (Author: OFR Consultants Limited, Project No. MA23199 Revision R02, Dated 15 August 2024).

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Policy D12 of the London Plan.

- 30 Notwithstanding Condition No. 11, the development hereby permitted shall be constructed in accordance with the approved Flood Risk Assessment Report, produced by Evolve (Report Ref: 3630.02-EVE-XX-XX-T-C-0150 Rev C dated 15 August 2024).

REASON: To prevent the risk of sewage flooding and to protect water quality.

- 31 Prior to the development above ground level details of the rainwater harvesting and greywater collection systems shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location of tanks and areas/locations of use for the collected water.

The approved scheme shall then made available for use before first occupation of the 25th apartment.

REASON: To assist the environmental sustainability of the development and its resilience and adaptation to climate change.

- 32 The residential development shall not exceed the water use target of 105 litres/person/day in accordance with the London Plan 2021.

REASON: In order to comply with the London Plan (2021).

- 33 No development shall commence unless and until a stopping-up order under Section 247 of the Town and Country Planning Act 1990 has been confirmed for the affected highway land identified on the approved plans.

No part of the development shall be occupied until the stopping-up of the highway has been lawfully completed in accordance with the confirmed order, and written confirmation of such completion has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that the development does not result in unlawful obstruction of the highway and that appropriate legal procedures are followed to facilitate the development in the interests of highway safety and the proper planning of the area.

- 34 Prior to installation for Block A or Block B, details of the proposed renewable/low-carbon energy equipment, and associated monitoring devices required to identify their performance, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a)the heat network schematics,
- b)the exact number of heat pumps,
- c)the heat pump thermal kilowatt output,
- d)heat output pipe diameter(s),
- e)parasitic load supply schematics,
- f)monthly energy demand profile,
- g)the exact number of PV arrays,
- h)the kWp capacity of each array, the orientation, pitch and mounting of the panels,
- i)the make and model of the panels.
- j)the name and contact details of the LZC installation contractor(s), and if different, the commissioning electrical or plumbing contractor, should be submitted to the Council prior to installation.

Within one month of the completion of the installation of the LZC equipment, copies of the MCS certificates and all relevant commissioning documentation shall be submitted to the Local Planning Authority.

Reason: To ensure satisfactory compliance which maximises PV panels within the site with the approved energy strategy.

- 35 Within one month of first occupation of Block A or Block B, a certificated Post Construction Energy Review certified by the installer and/or any other suitably qualified professional, or other verification process agreed with the Local Planning Authority, shall be provided to the Local Planning Authority to demonstrate that the carbon emission target (77% reduction in regulated carbon emissions) which includes the Building Regulations saving as set out in the Energy Statement Issue P5 by Meinhardt, dated 15 August 2024 (or any relevant revised Strategy or Energy Addendum that has been approved by the Local Planning Authority, where

appropriate) has been achieved for the development.

REASON: To ensure satisfactory compliance with the approved energy strategy.

- 36 Prior to the commencement of the development hereby approved, a revised set of information demonstrating the ability for future connection to a District Heating Network (DHN) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include but not be limited to, drawings drafted at the appropriate scale and the full detailed specification of the following:

- a) Layout of energy centre/plant room
- b) Layout of obstacle free safeguarded route between heat exchanger and incoming DHN entry point
- c) Details of on-site heat exchanger/pipework connection to incoming DHN
- d) Details of on-site connection with pre-installed and capped with flange
- e) Details of pre-installed pipework connecting identified plant room/future heat exchanger to proposed heating system(s)

The development shall not be carried out otherwise than in accordance with the details thereby approved.

REASON: To minimise carbon emissions by enabling the building to be connected to a district heating and cooling network if one becomes available during the life of the building.

INFORMATIVE(S)

- 1 Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 2 Historic England's Guidelines for Archaeological Projects in Greater London provides advice on popular interpretation and presentation options.
- 3 In aiming to satisfy any Secured by Design condition, the applicant must seek advice of the Metropolitan Police Service Designing out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk.
- 4 The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-ourdevelopment%2Fworking-nearourpipes&data=05%7C02%7Cplanning%40haverling.gov.uk%7Cafe3ae04b478407087cf0>

8dcd407a809%7C353669e1971846f89bed95afc8776c8a%7C0%7C0%7C638618376576234620%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=IH9yflAp%2FRGnlmjxvIS5WlzkSqP%2BFm7xa8FM5Fft1I%3D&reserved=0

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

- 5 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C02%7Cplanning%40haverling.gov.uk%7Cafe3ae04b478407087cf08dcd407a809%7C353669e1971846f89bed95afc8776c8a%7C0%7C0%7C638618376576258131%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikh1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=t3hZ%2B3EbVCn%2FEAycyDQOpIJAhsjdDnpddGBJyPIBpj0%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.
- 6 Prior to the commencement of any works, Section 247 Stopping Up Order is required to be completed. It should be sought and properly secured by Condition/Obligation within an Agreement under Section 247 of the Town and Country Planning Act 1990.
- 7 Prior to any highway works, the developer would be required to enter a S278 agreement of the Highways Act 1980.
- 8 The developer would be required to carry out a condition survey of the carriageway and footways fronting the site. The condition survey report would need to be submitted to the Council's Highways team for records including a site location plan highlighting the location of the photographs. Any damage to the highways as a result of the construction works would be reinstated by the developer.

Date: 8th December 2025



Helen Oakerbee
Director of Planning

London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

IMPORTANT - attention is drawn to the notes overleaf

NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site,

www.planning.inspectorate.gov.uk

2. When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
5. The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations. A fee of £298 per request (or £86 where the related permission was for extending or altering a dwellinghouse) will be required.