

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1466.25

WARD: Upminster **Date Received:** 12th November 2025

ADDRESS: White Hart House, Hacton Lane
Hornchurch

PROPOSAL: Single storey, 4-bed, detached dwelling with associated parking and amenity space

DRAWING NO(S): 2986_PL01C
2986_PL02A
2986_PL03B
2986_PL05A
2986_PL06A
2986_PL07.1
2986_PL07.2
2986_PL07.3
2986_PL07.4
2986_PL07.5
2986_PL07.6
2986_PL07.7
2986_PL08

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE AND SURROUNDINGS

Site is comprised of land historically associated with the White Hart Public House which was converted into a family home under ref: P1433.11. The land subject to the current application was formally the car-park for the public house but through that earlier permission was meant to become landscaped/seasonal gardens. These works were not completed and the site remains undeveloped/partially hard-standing although has become overgrown.

THE PROPOSAL

Consent is sought the formation of a detached dwelling, associated areas of amenity and parking as well as vehicular access and landscaping.

RELEVANT PLANNING HISTORY

P0456.25	Single storey, 4-bed, detached dwelling with associated parking and amenity space	
	Withdrawn	01-12-2025

REPRESENTATION SUMMARY

PUBLIC CONSULTATION

Letters were sent to surrounding neighbouring occupiers with no letters of representation received. The scheme was also advertised in the local press and a site notice was displayed adjacent to the site.

In addition the following comments were made by other stakeholders:

Historic England - No objection

LFB (Access/Hydrants) - No objection

LBH Public Protection - No objection subject to conditions

LBH Waste/Recycling- No objection

LBH Ecologist - Objection (Officer Comments: A revised PEA was submitted which overcome initial objections. Ecologist maintained objection over BNG however. Consistent with the earlier submission officers considered that earlier advice on P1466.25 remains applicable and will proceed on that basis).

PLANNING POLICIES

Havering Local Plan 2016-2031 Policies 7, 23, 24, 26, 34 and 37

London Plan 2021, in particular Policies H1, D1, D4, D6, G2,T6, SI10

NPPF

MAYORAL CIL IMPLICATIONS

The proposals concern the formation of a dwelling with approx 226 sqm of new gross internal floor area which equates to the following contributions under the CIL regulations.

Havering CIL (125 per sqm) - £28,250

Mayoral CIL (25 per sqm) - £5,650

OFFICER APPRAISAL

The site is within a minerals safeguarding area as set out in Policy 37 of the Local Plan. The Council is considering a live planning application under ref: P1251.24 for minerals extraction at a site immediately to the south of this site. However, as the site was part of the original public house it

would be unreasonable to require the owner to secure what potential mineral reserves may be under this relatively small site. The provision of a dwelling in this location would introduce a noise/dust sensitive receptor closer than any other nearby dwellings.

Nevertheless consultation was carried out with the Council's Public Protection team who did not raise an objection to the proposals. Whilst the view could be taken that the introduction of residential development in this location may be prejudicial to the delivery of much needed aggregates for the construction industry, this does not take into consideration the presence of the donor dwelling and other nearby existing residential accommodation.

On balance, officers do not consider that there is an in principle objection to the provision of a dwelling in this location having regard to the objectives of the London Plan Policy SI 10 taken in consideration with other objections within the Local Plan as a whole.

PRINCIPLE OF DEVELOPMENT

The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality accommodation. The provision of additional accommodation is consistent with the NPPF and the objectives of the Havering Local Plan 2016-2031 which at Policy 3 is supportive of housing provision in sustainable locations. In addition the London Plan 2021 notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality at Policy H1 whilst also acknowledging that development should optimise housing output subject to local context and character at Policy D1.

Housing Delivery Test results, found that the Council has seen a shortfall in the level of housing delivery compared to the housing requirement over the measured three years. Furthermore Havering cannot currently demonstrate a five year supply of deliverable housing sites, accordingly the tilted balance set out in Paragraph 11(d) of the NPPF as if the presumption in favour of sustainable development outlined in paragraph 11(d) of the National Planning Policy Framework (NPPF) has been engaged. Paragraph 11(d)(ii) requires an assessment of the proposal against the policies in the Framework taken as a whole or where the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development.

The development proposals would make provision for a single family dwelling which is consistent with the objectives of the Havering Local Plan 2016-2031, Policy 5 (Housing Mix). However at Policy 4 (Affordable Housing) all developments of 10 or more dwellings or residential developments with a site area of more than 1,000 sqm are required to provide at least 35% affordable housing based on habitable rooms (gross). The site area is well in excess of the 1000 metre threshold.

The applicant reasons that increasing the density of the development would not be possible due to the constraints of the site. They stop short of fully explaining this rationale, indicating that the development proposals are the most appropriate and that any increased density would be overdevelopment. Whilst officers are not wholly persuaded by this argument, in view of recent decision making this would be the sole grounds for refusal. In view of the other benefits of the scheme and compliance with other areas of policy, it is not considered that this is sufficient to

oppose the development. It is not unreasonable to contend that an uplift in density may render the proposals unacceptable.

GREEN BELT IMPLICATIONS

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Revisions to the Framework in December 2024 amalgamated Paras 154 and 155, replacing the latter. Paragraph 154 of the Framework states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless development is forms one of the exceptions given.

Para 154(e) allows for limited infilling in villages. It is not considered that the application site is within a village for the purposes of assessment based on its characteristics and location. Notwithstanding the foregoing, even were the development regarded as being within a village setting, the site is not regarded as an infill development. Infilling, in the absence of any definition given within the Framework would imply, for the Council's interpretation, development of a site that is between existing buildings/built development. The provision of a dwelling in this location would introduce built form in an area that was otherwise open and spacious (even with regard to the historic arrangement as a car park).

The most relevant exception given then is Para 154(g) which allows for limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt. Arguably the development would be "limited" in the sense that it would be for only a single dwelling house but for the reasons given above the site and development would not be infill development in the opinion of officers.

The definition of Previously Developed Land within the Framework in the Dec 2024 revisions was altered. It now expressly refers to any fixed surface infrastructure such as areas of hardstanding which have been lawfully developed. The exclusions to PDL remain largely as they were in prior iterations of the Framework, referring to land last occupied by agricultural or forestry buildings; land developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

The site historically was hard-surfaced and painted and used as a car-park for the public house. Through the permission granted to convert the public house into a dwelling house (REF: P1433.11) the hard-standing was to be removed and the site returned to planting with seasonal gardens indicated on plan. A number of conditions were imposed, Condition 4 required the submission of detailed landscaping plans including those for the front garden and orchard area. On review it is clear that a number of conditions have not been discharged including the details of landscaping. Given the length of time which the property has been occupied it is clear that the breach occurred not less than ten years ago and is therefore immune from enforcement action. Nevertheless it is reasonable to contend that the expectations for the site are removed from what remains in situ

presently.

The site is somewhat peripheral being that it appears to extend beyond Hacton Lane and into Berwick Pond Road. Nevertheless the historic car park and its established boundary represented a longstanding and established boundary beyond which there is considerable distance to the next closest dwelling. As it remains predominantly hard-surfaced officers consider that the site can be regarded as PDL for the purposes of assessment. There would be benefits to reinstating planting as was originally envisaged, but the formation of a dwelling would nevertheless have a materially different impact on openness than the existing unused and relatively open site as it exists.

Whilst Condition 4 (Landscaping) has been breached it is reasonable to contend that the site may remain capable of being returned to a landscaped area as that is within the gift of the landowner. It is worth noting also that permitted development rights for the application site were withdrawn. On reflection and having regard to the content of the Framework the removal of permitted development rights entirely is not encouraged, but it is reasonable to contend that even were this condition varied that a building of a scale commensurate with that under consideration currently would not be regarded as acceptable. Whilst there would be a reduction in the amount and extent of hard-standing on site officers consider that the provision of a dwelling in this location would have a substantial impact on openness, through the mass of the dwelling and material change in character associated. Whilst the visual harm is recognised to be on the lower side (as per the findings of the Landscape and Visual Impact Assessment dated 27 March 2025) the harm to the spatial aspect would be substantial.

In view of the above, it is for the applicant to show why permission should be granted. The NPPF advises that very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations (NPPF, paragraph 153). There are no VSC stated as such, but the application submission outlines the applicant's circumstances and presents a need for the bespoke dwelling and facilities. Whilst it is recognised that these circumstances are doubtless well intentioned it is not considered to outweigh the harm identified through developing this site. In reaching this view, officers are mindful also of the Council's housing delivery/supply and the ramifications of this. However the benefits associated with the proposed development would not outweigh the wider character and in principle harm identified to the Green Belt.

Notwithstanding the foregoing, Paragraph 155 requires consideration. Paragraph 155 states that the development of homes, commercial and other development in the Green Belt should also not be regarded as inappropriate where:

- a. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan;
- b. There is a demonstrable unmet need for the type of development proposed;
- c. The development would be in a sustainable location, with particular reference to paragraphs 110 and 115 of this Framework; and
- d. Where applicable the development proposed meets the 'Golden Rules' requirements set out in paragraphs 156-157 below.

Grey belt land is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d). 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7

(other than Green Belt) would provide a strong reason for refusing or restricting development.

The proposals concern effectively the formation of a dwelling in the side garden of a residential dwelling house in the Green Belt. Whilst the site is not landscaped or planted and reads separately from the dwelling house in a manner inconsistent with the approved scheme, it nevertheless remains somewhat open and unintrusive. It does not benefit from any known commercial function or use aside from what was envisaged through P1433.11. Nevertheless, it is not considered that there would be any conflict with (a), (b) or (d) of Para 143 due to the isolated position of the site.

Having regard to Para 155(b) there is an identified need for the proposals. This is evidenced through the most recent HDT results and the statements made by the applicant, which officers have no reason to dispute. It could be reasoned that the development would not be in a sustainable location, a requirement of Para 155(c), when looking at the low PTAL rating for the site (0) in isolation. This suggests a high reliance on personal transport.

However Public Transport Accessibility Levels (PTAL) are recognized as being limited in whether they show a complete picture of accessibility. The site is not well served by public transport and there is no footway within the immediate proximity of the site which would further hinder reaching the site by any means other than by public transport. These of course weigh against the proposals, however a short distance to the north there is footway and access to public space and other services.

It is accepted that this is the same for other dwellings in the immediate vicinity, including the donor dwelling itself. It is hard then to reason that a further dwelling would be in an unsustainable location without some judgement being applied. Para 110 of the Framework recognises that sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making. Whilst there would be high reliance on private transport it is not considered that this renders the development to be in an unsustainable location.

Turning then to Para 155(d) and consideration of the 'Golden Rules' requirements set out at Paragraphs 156 and 157. Whilst a major site for the purposes of affordable housing through the Local Plan (Policy 4) the threshold for major development is not met for the purposes of the Framework. The Golden Rules then do not apply.

Notwithstanding the foregoing, the site is regarded as being Grey-Belt for the purposes of assessment and in Green Belt terms is regarded as appropriate per Para 155.

DENSITY/SITE LAYOUT

Policy D6 (Housing Quality and Standards) of the London Plan advises that housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. To that end the policy requires that new residential development conform to minimum internal space standards.

There are set requirements for gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and minimum floor to ceiling heights. The minimum gross internal floor area requirements

and room sizes takes into account commonly required furniture and the spaces needed for different activities and moving around. New dwellings must also demonstrate an acceptable arrangement of private amenity space as dictated by the provisions of London Plan Policy D6 with minimum standards given.

Havering Local Plan 2016-2031 at Policy 7 requires compliance with the above prescribed space standards. From review of the plans submitted it is evident that the proposed dwelling would be capable of providing a high standard of accommodation exceeding in most instances the prescribed standards. There is no evidence before officers that this would not represent a high quality arrangement throughout. In respect of these matters there is no conflict with Policy 7 of the HLP, Policy D6 of the London Plan including the qualitative elements at table 3.2.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Framework states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development, in so far as that it creates better places in which to live and work and helps make development acceptable to communities. However an overarching consideration is the desirability of maintaining an area's prevailing character and setting (including residential gardens), of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places. The framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. The Council is keen to ensure new residential development respects and enhances the positive features of Havering's character and local distinctiveness.

Notwithstanding the impact of the development on the Green Belt in principle and through openness, the design concept and massing of the dwelling in isolation of the in principle issues identified are not objectionable. It is reasonable to conclude that subject to agreement of materials and finishing details that the dwelling would be capable of being finished to a high standard. It would have limited visibility from the road as evidenced through visuals provided.

The National Planning Policy Framework promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained. The benefits of this would however need to outweigh the other potential harm arising. Whilst there would be no objection to the visual impacts of the dwelling in isolation of the site location the proposals would not align fully with the objectives of the Havering Local Plan 2016-2031, the NPPF or the London Plan 2021.

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents. This policy is to be read in conjunction with Policy 26 however the objectives are reflected in Policy 34 also which states that development will not be permitted where it would unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination.

The proposed dwelling would not give rise to any unacceptable loss of privacy or increased sense of overlooking which would be unneighbourly in planning terms. Nor would there be any material impact on light/overshadowing. In summary the approach taken would not be detrimental to the amenity of existing occupants of the adjoining site. The relationship of the dwellings to one another does not present any material concerns either. As such it is not considered that there are any grounds to withhold permission on amenity.

HIGHWAY/PARKING

Parking provision and matters of highway consideration are represented in Policies 23 and 24 of the Havering Local Plan 2016-2031. The PTAL rating for the site is 0 which translates to the lowest rated access to public transport. This would translate to a high provision of parking being required.

That aside the proposals would utilise existing vehicular access and would be capable of accommodating sufficient parking and turning space. No objection has been made by the Highway Authority on matters of access and highway safety and accordingly it is not considered that there are any grounds for refusal.

TREES

At Paragraph 136 of the NPPF it is recognised that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. The Framework requires planning policies and decisions to ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. These objectives are reflected in Havering Local Plan Policies 27 and 30.

There are no preserved trees on the site, the application submission makes no indication that any trees would be removed from the site in any case on review of plans submitted. It is observed that there are a number trees which are at the borders of the site. A scheme of tree protection would be required through condition as would a condition requiring no felling of any existing trees during course the development with replacements otherwise to be planted in the next planting season. Notwithstanding the indication to retain existing trees, it is considered that additional planing could be secured through planning condition in the event of approval. These matters weigh in favour of the proposals.

In most circumstances it is accepted within the planning system that it is possible to avoid causing harm to protected species and wildlife through the timing of works, or if necessary through other methods of mitigation. The applicant has provided a Preliminary Ecological Assessment the findings of which do not present a barrier to the development receiving support (following revision and further consultation with the Council's ecologist). The site is not within an area of any specific designation and there are no preserved trees on the site. In theory, the site could be cleared without requiring permission. Of course this would not discharge the applicant from responsibilities under the Wildlife and Countryside Act 1981, the contravention of which would be a criminal offence.

From 2 April 2024 Biodiversity Net Gain became mandatory for small-sites through changes to Section 90 of the Town and Country Planning Act (1990). There is no evidence before officers that the development would be exempt from BNG or that a satisfactory outcome could not be achieved. Whilst it is accepted that the Council's Ecologist has raised concerns over the content of the submission, officers regard the earlier assessment on the withdrawn application to remain relevant. In view of the existing character of the site, ie. hard-standing car-park with limited planting to the fringes which is to be retained it is considered that the mandatory gain could be achieved on site or otherwise.

It is not considered that there are any grounds for refusal and subject to compliance with conditions imposed/agreed there would be no conflict with Local Plan Policies 27 and 30, as well as the objectives of the Framework more generally in respect of these matters.

CONCLUSION

Having regard to all relevant planning policy and material considerations APPROVAL is recommended accordingly subject to the conditions set out below which are regarded as meeting the tests of reasonableness set out by the Framework.

It is accepted that withdrawal of PD rights is not generally encouraged, however in this instance owing to the bespoke nature of the proposals and acceptability, it is considered that any further development within the curtilage of the application site should be carefully considered. This would not preclude against extensions to or ancillary outbuildings but would allow their scale and position to be considered.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 Time

The development to which this permission relates must be commenced not later than 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 AWP

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

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

3 MATERIALS

No above ground works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the buildings are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area..

4 CYCLE

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

5 REFUSE

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

6 FLANK WINDOW

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the

future.

7 PD RIGHTS

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 in accordance with the Order, no extension or enlargement (excluding additions to roofs) shall be made to the dwelling hereby permitted, nor the construction of an outbuilding within the curtilage of the site without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

8 HOURS

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity.

9 HEATING STRAT

Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air source heat pumps installed maintain amenity.

10 HARD SURFACES

All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

11 WATER

All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason:-

In order to comply with Policy SI 5 of the London Plan.

12 BREGS

All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with national optional technical standards as required by Policy D7 of the London Plan.

13 TPP COMPLIANCE

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan

14 NO LOPPING/FELLING COMPLIANCE

During construction of the development hereby no trees within the curtilage of the site shall be lopped or felled unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to maintain the existing vegetation at the site not required to be removed by the proposals and which makes an important contribution to the character of the area and to accord with Havering Local Plan 2016-2031 Policy 27.

15 LANDSCAPING

Notwithstanding the indicative details shown on the plans hereby approved, before first residential occupation of the development, a scheme of soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following.

A. Soft Landscaping scheme shall include:

- a) Planting plan;
- b) Written specifications (including cultivation and other operations associated with trees,

plants and grass); and

c) Schedules of plants and trees, setting out the species, sizes, numbers/densities and soil depths.

The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after development has finished.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: from nursery to independence in the landscape' in the first planting and/or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason: To ensure a satisfactory appearance and to accord with Policies 27 and 30 of the Havering Local plan 2016-2031.

Notwithstanding the indicative details shown on the plans hereby approved, before first residential occupation of the development, a scheme of soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following.

A. Soft Landscaping scheme shall include:

a) Planting plan;

b) Written specifications (including cultivation and other operations associated with trees, plants and grass); and

c) Schedules of plants and trees, setting out the species, sizes, numbers/densities and soil depths.

The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after development has finished.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: from nursery to independence in the landscape' in the first planting and/or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason: To ensure a satisfactory appearance and to accord with Policies 27 and 30 of the

16 ECO LIGHTING STRAT

Prior to occupation, 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:

- a) 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
- b) 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).

INFORMATIVES

1 Approval following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the agent in writing. Further information was provided in relation to protected species/BNG.

2 BNG CONDITION INFORMATIVE

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the London Borough of Havering. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the

Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply."

Authorising Officer:

A handwritten signature in black ink, appearing to read 'Neil Goate', written in a cursive style.

Neil Goate

17th April 2026