Broadgrove
PLANNING & DEVELOPMENT LTD

PLANNING, DESIGN AND ACCESS STATEMENT

Land adjoining 6 Settle Road, Romford, Havering, RM3 9XR

Client: Charlie John Fisher

280.1
26 October 2026

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1. INTRODUCTION

1.1. Broadgrove Planning and Development Ltd have been instructed by Charlie John Fisher ('the Applicant') to prepare a Planning, Design and Access Statement to support a planning application for a proposed development at the land adjoining 6 Settle Road, Romford, Havering, RM3 9XR ('the Site').

1.2. The site is edged in red in accompanying location and site plans, with the application for planning permission made to Havering Council ('the Council') as the requisite Local Planning Authority ('the LPA') for where the site is located.

1.3. The description of development sought by this planning submission is as follows:

'Proposed construction of 2-bedroom end of terrace house on land adjoining 6 Settle Road with associated landscaping, parking and other associated works to facilitate the use'

1.4. This Planning, Design and Access Statement should be read in conjunction with the submitted plans and supporting technical documents which accompany the application:

- Planning application forms, certificates and notices, dated and signed;
- CIL form;
- Planning, Design and Access Statement prepared by Broadgrove;
- Existing and proposed plans:
    - Boundary treatment plans (4 no.) - BF-01, FG-04, FG-11B-R5, RB-01
    - Proposed Site Plan - 23/4/5/1
    - Proposed floor plans and elevations - 16/5/1/1 Rev B
    - Proposed Sections - 16/5/1/2 Rev B
    - Section with AODs
- Schedule of Materials;
- Landscape Plan (0586-PP-01);
- Construction Phase Plan.

1.5. All the information necessary to determine the application should be found within these supporting documents.

1.6. The purpose of this Statement is to provide details about the site and the proposed development, before outlining the relevant planning policy framework at local and national levels.

1.7. The proposals are then assessed against the policy context, whilst summarising the contents of the above documents, demonstrating that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission at the site.

1.8. Overall, the compliance of the proposals with policy and the technical suitability of the site for accommodating the proposed development will be demonstrated throughout.

Structure of this Planning, Design and Access Statement

1.9. This Planning Statement is structured as follows:

1.10. Chapter 2, Site and Surrounding Area: explains the site composition and the local context where it is situated;

1.11. Chapter 3, Planning History: outlines the relevant planning applications on the application site and surrounding area;

1.12. Chapter 4, Proposed Development: sets out details of the proposed full application being made;

1.13. Chapter 5, Planning Policy Framework: indicates the adopted local policies relevant to the proposed development;

1.14. Chapter 6, Material Considerations: sets out any material considerations to be balanced when assessing the proposed development;

1.15. Chapter 7, Planning Assessment: demonstrates how the proposals represent sustainable development when judged against planning policy and material considerations;

1.16. Chapter 8, Conclusions: summarises the contents of this Statement.

2. SITE AND SURROUNDING AREA

Site

2.1. The application site comprises the land adjoining a row of terrace housing on Settle Road, Romford. The land was previously a garage for the neighbouring dwelling but has since been demolished and is currently undeveloped/vacant. The site occupies a rectangular parcel of land bounded by Oakley Drive to the south and Settle Road to the west.

2.2. The surrounding area is predominantly residential development.

2.3. Land opposite the site features a cluster of education and childcare facilities including: Lime Academy Forest Approach Special Education School; Drapers Academy Secondary School; and Drapers Pyrgo Priory School primary school and nursery.

2.4. The site is not located within a Conservation Area and does not contain any Statutory Listed Buildings, Locally Listed Buildings or Scheduled Monuments.

2.5. Furthermore, there are no Tree Preservation Orders located within the site and no public rights of way pass through the application site.

2.6. The site is not within the Green Belt boundary.

2.7. According to the Environment Agency Flood Map for Planning, the site is not located within a flood risk zone.

Surrounding Area

2.8. The application site is found within the London Borough of Havering, East London, approximately 18 miles from London City Centre. Havering borders Essex to the north and east of its boundary, the River Thames frontage to the south, and the boroughs of Dagenham & Redbridge, and Barking to the west boundary.

2.9. Havering is London's third largest borough and had an estimated population of 260,000 people in 2025. The London Plan (2021) names Romford as category 'High' for residential growth potential in table A1.1- Town Centre Network.

2.10. The site's nearby leisure and recreational facilities include: Romford Hockey Club pitch; Maylands Golf Club and Farmhouse; Henderson Sports and Social Club and Manor Fishing Pond.

2.11. While the site is not within the Green Belt, the site lies next to the Green Belt boundary and is parallel to land within the boundary. The wider open green space in Romford is within the Green Belt. The site is within the settlement boundary.

2.12. The nearest Scheduled Monument is *Dagnam Park Farm moated site* approx. 300m from the site.

2.13. Romford station is occupied by the underground Elizabeth Line and overground Liberty Line. The well used Elizabeth Line connects Romford to central London, Heathrow Airport and Reading via tube. The Liberty Line connects Romford to Upminster via the railway.

2.14. There are numerous bus stops in close proximity to the site. Bus services from Romford have a range of destinations including Barking, Stratford, Upminster, Oxford Circus, Brentwood and Ilford.

2.15. The site is in close proximity the widely connected M25 ring road corridor which encircles the majority of Greater London.

3. PLANNING HISTORY

Site Planning History

3.1. A search of Havering Council's online planning applications register has yielded the following results relevant to the application site:

3.2. P1014.17 *'Proposed construction of new two bedroom end of terrace house on land adjoining 6 Settle Road.'* Decision date 02.07.2018, approved.

The works for this approved permission commenced, however the failure to discharge conditions has caused the permission to lapse. Hence, the reapplication for the same proposal.

3.3. E0007.24 *'Commencement of P1014.17 within three years of original decision.'* Decision date 12.04.2024, planning permission required.

Surrounding Planning History

3.4. A review of the wider surrounding planning history demonstrates the evolving residential character of the surrounding area.

3.5. P1201.15 *'Construction of 4 new dwellings with associated parking and private amenity space, new access road and landscaping'.* Decision date 02.12.2016, approved. Sheffield Drive (Land at the rear of), Romford, RM3 9YH. 300m from site

3.6. P0182.21 *'Mobility step lift on front elevation along with hardstanding works'.* Decision date 30.03.2021, approved. 10 Settle Road, Romford, RM3 9XR. 25m from site

3.7. P0837.21 *'Proposed new dwelling, including soft landscaping works, 2no. parking spaces to the side and dropped kerb.'* Decision date 13.07.2021, approved. 16 Settle Road, Romford, RM3 9XR. 45m from site.

4. PROPOSED DEVELOPMENT

Use

4.1. The proposed description of development is as follows:

'Proposed construction of 2-bedroom end of terrace house on land adjoining 6 Settle Road with associated landscaping, parking and other associated works to facilitate the use'

4.2. The application seeks full planning permission for the construction of a 2-storey, 2-bedroom end of terrace house with associated parking and landscaping on the land adjoining 6 Settle Road.

4.3. This application is identical to the previous planning application at the site- P1014.17 which was approved on the 2nd of July 2018. Site works had begun, but failure to discharge conditions meant the permission has since expired, therefore the client seeks approval so the works can continue.

Scale, Design and Layout

4.4. The proposed development comprises an end of terrace house with a front entrance onto Settle Road.

4.5. The development is 2 storeys in height. The ground floor comprises a hall, kitchen, lounge/dining and WC; the first floor comprises 2 bedrooms and bathroom.

4.6. The external landscaping will feature a parking bay, path, stone ramp and boarded fencing to the front. To the rear, the landscaping will include a large grassed area, terrace, paving, planting strip and boarded fencing. The proposed landscaping is shown on the attached landscaping plan prepared by Nicola Jayne Landscape Design.

4.7. The proposed development will retain the design and appearance of the existing terrace housing on Settle Road. The front, side and rear elevations and roof structure will be constructed using materials that reflect the existing terrace housing, ensuring the development responds positively to the appearance and character of the existing structures whilst providing a high-quality finish. A schedule of the proposed external materials is enclosed within the application pack.

Access

4.8. The proposed development will utilise the existing access arrangements, with vehicular and pedestrian access retained from Settle Road, and no alterations proposed.

4.9. The site is located within a highly accessible urban location, with good connectivity to public transport and local services. On-street parking and public parking facilities are available within the surrounding area, and the proposal is not expected to result in any adverse impacts on the operation of the local highway network.

4.10. The site features a single car parking bay.

5. PLANNING POLICY FRAMEWORK

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

Adopted Development Plan

5.2. The development plan for The London Borough of Havering consists of the following documentation:

- The London Borough of Havering Local Plan (2016-2031)
- The London Plan 2021
- Joint Waste Development Plan for the East London Waste Authority Boroughs

- The London Borough of Havering Local Plan (2016-2031), adopted in 2021, sets out the Council's ambitious vision and strategy for future growth and sustainable development. The following key policies are relevant to this application:

  - Policy 3- Housing supply
  - Policy 7- Residential design and amenity
  - Policy 10- Garden and backland development
  - Policy 12- Healthy Communities
  - Policy 23- Transport Connections
  - Policy 26- Urban Design
  - Policy 30- Biodiversity and Geodiversity
  - Policy 33- Air Quality
  - Policy 34- Managing Pollution
  - Policy 35- Waste Management

5.3. The London Plan 2021 is the Spatial Development Strategy for Greater London for the next 20-25 years. The following key policies are relevant to this application:

- Policy GG2- Making the best use of land
- Policy GG3- Creating a healthy city

- Policy GG4- Delivering the homes Londoners need
- Policy D3- Optimising site capacity through the design-led approach
- Policy D6- Housing quality and standards
- Policy T1- Strategic approach to support
- Policy T4- Assessing and mitigating transport impacts
- Policy H1- Increasing housing supply
- Policy H10- Housing size mix
- Policy G9- Geodiversity
- Policy SI 1- Improving air quality

6. MATERIAL CONSIDERATIONS

6.1. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Section 70(2) of the Town and Country Planning Act 1990, planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

6.2. The following represent material considerations to be balanced in consideration of the proposed development.

National Planning Policy Framework (August 2026)

6.3. At a national level, planning policy is set out within the National Planning Policy Framework ('NPPF') (August 2026), which replaces the previous National Planning Policy Framework published in December 2024. The NPPF confirms that it is a material consideration of critical importance in making decisions on development proposals.

6.4. The August NPPF introduces a revised structure which distinguishes between policies for plan-making and national policies for decision making. The national decision-making policies are a material consideration in determining planning applications and should be read alongside the policies contained within the adopted Development Plan. The NPPF expressly confirms that plan-making policies should not be used when making decisions on development proposals.

6.5. Annex A confirms that the policies within the NPPF are material considerations which must be taken into account in decision-making from the date of publication. It further confirms that Development Plan polices which are materially inconsistent with national decision-making policies should be afforded very limited weight, while other Development Plan policies should not be afforded reduced weight simply because they pre-date the NPPF.

6.6. The NPPF confirms that the purpose of the planning system is to contribute to sustainable development by managing the use and development of land in the long-term public interest. It identifies three overarching and interdependent objectives to sustainable development: economic, social and environmental, which should be pursued in mutually supportive ways.

6.7. The NPPF confirms that the purpose of the planning system is to contribute to sustainable development by managing the use and development of land in the long-term public interest. It identifies three overarching and interdependent objectives to sustainable development: economic, social and environmental, which should be pursued in mutually supportive ways.

6.8. Policy DM3 (Determining development proposals) requires Local Planning Authorities to work with applicants in a positive and proactive manner and to take a proportionate approach to the

planning matters raised by development proposals. It further states that authorities should:

"Not refuse applications for development which should clearly be approved, having regard to their accordance with the development plan, the policies in this Framework and any other material considerations."

6.9. Section 6 (Delivering a sufficient supply of homes) of the NPPF relates to delivering a sufficient supply of homes. Policy HO7 (Meeting the need for homes) notes that substantial weight should be given to the benefits of providing homes which will contribute towards meeting the evidenced needs of the community.

6.10. Section 12 (Making effective use of land) of the NPPF relates to making effective use of land and seeks to promote the effective use of land in meeting the need for homes and other uses while safeguarding and improving the environment and ensuring safe and healthy living conditions.

6.11. Policy L2 (Making effective use of land) is relevant to the proposal and states that substantial weight should be given to the benefits of development which makes better use of vacant and underutilised land and buildings.

6.12. Section 14 (Achieving well-designed places) relates to achieving well-designed places. Policy DP3 (Key principles for well-designed places) requires development proposals to respond to their context, including the history, character and features of the site and its setting, so that development integrates with and enhances its surroundings. The policy expressly recognises that this should not preclude innovation or change where an increased scale or density is justified. The policy identifies seven key principles for well-designed places relating to liveability, climate, nature, movement, built form, public space and identity. In particular, development should promote compact forms which optimise a site's potential, create safe and inclusive environments and deliver visually attractive, distinctive and characterful development.

Other Material Considerations

6.13. Supplementary Planning Documents (SPDs) provide detailed guidance on specific sites and topic areas to supplement the formal policies of the statutory development plan. The following Supplementary Planning Documents are considered relevant to the proposed development:

- Romford Masterplan Health Impact Assessment

7. PLANNING ASSESSMENT

7.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to determine planning applications in accordance with the Development Plan, unless material considerations indicate otherwise.

Principle of Development and Use

7.2. This planning application proposes the following description of development:

'Proposed construction of 2-bedroom end of terrace house on land adjoining 6 Settle Road with associated landscaping, parking and other associated works to facilitate the use'

7.3. The proposal comprises the construction of a 2 storey, 2-bedroom, end of terrace house. The site was previously a garage adjoining 6 Settle Road but has since been demolished and the land is currently unused.

7.4. This residential proposal is identical to an application (Reference- P1014.17) approved for the site in 2018.

7.5. Policies within chapter 6 of the NPPF 'Delivering a sufficient supply of homes' support the delivery of a substantial increase in the supply of homes by ensuing that a sufficient amount and variety of land can come forward where needed.

7.6. Chapter 12 of the NPPF 'Making effective use of land' promotes the effective use of land to meet the need for homes. In particular, Policy L2 notes that substantial weight should be given to the benefits where a development proposal would make better use of vacant and underutilised land and buildings. The site was previously a garage for the neighbouring dwelling and has since been demolished and is currently vacat. The proposed development, therefore, would make better use of vacant, undeveloped land.

7.7. At a strategic level, Policy H2: Small Sites of The London Plan states '*Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to: significantly increase the contribution of small sites to meeting London's housing needs*.'

7.8. The London Plan identifies Opportunity Areas (Policy SD1: Opportunity Areas/Paragraph 2.1.1) which are defined as significant locations with development capacity to accommodate new housing, commercial development and infrastructure. Romford is named as an Opportunity Area with an indicative capacity for 5,000 new homes.

7.9. At a local level, Policy 3: Housing Supply of The London Borough of Havering Local Plan states 'The council will take a pro-active approach to increasing the amount of housing within the borough'.

7.10. Overall, the principle of development is supported by the NPPF, Policy H2 of The London Plan, and Policy 3 of The London Borough of Havering Local Plan.

Design and Appearance

7.11. At a national level, NPPF Policy DP3 (Key Principles for Well-Designed Places) requires development to respond positively to its surroundings and integrate appropriately with the existing built environment, while recognising that this does not preclude innovation or changes in scale and density where these are appropriately justified.

7.12. At a strategic level, Policies D3: Optimising site capacity through the design-led approach and D6: Housing quality and standards, of the London Plan, state that development should be of a high quality design, well-functioning and respond to local distinctiveness through their appearance, layout, orientation and scale.

7.13. At a local level, Policy 7: Residential Design and Amenity as well as Policy 26: Urban Design, of The London Borough of Havering Local Plan, place an emphasis on development being of a high design quality that reinforces the local street scene through scale, frontages, building line, and height of the surrounding physical context.

7.14. The proposed development will retain the design and appearance of the existing terrace housing on Settle Road. The front, side and rear elevations and roof structure will be constructed using materials that reflect the existing terrace housing, ensuring the development responds positively to the appearance and character of the existing structures whilst providing a high-quality finish.

7.15. The design therefore shows compliance with the NPPF, Polices D3 and D6 of The London Plan, and Policies 7 and 26 of The London Borough of Havering Local Plan.

Amenity

7.16. Policy P3 of the NPPF 'Living conditions and pollution' notes that development proposals should be appropriate for their location, taking into account the likely effects of pollution on health, living conditions and the natural environments. Following this, the policy notes that development proposals should provide healthy living conditions in terms of adequate access to light, and the avoidance of exposure to levels of air, noise, artificial light or other sources of pollution.

7.17. At a local level, The London Borough of Havering Local Plan Policy 7: Residential Design and Amenity states '*Residential development provide… an attractive, safe and accessible living environment for new residents whilst ensuring that the amenity and quality of life of existing and future residents is not adversely impacted*.' Policy 12: Healthy communities of The London Borough of Havering Local Plan, notes '*The Council will support development in Havering that provides opportunities for healthy lifestyles, contribute to the creation of healthier communities*

and helps reduce health inequalities. The Council will seek to maximise the potential health gains from development proposals and ensure that any negative impacts are mitigated'

7.18. There is no evidence to suggest the development would impact the safety and wellbeing of the surrounding area. The proposal maintains sufficient separation distances to surrounding properties to ensure that the privacy and amenity of the existing and proposed occupants are maintained.

7.19. Given the predominantly residential character of the area surrounding the site, the proposal is not expected to result in any unacceptable impacts in terms of noise, disturbance or future occupiers.

7.20. Overall, the development would maintain a use that is consistent with the surrounding area, therefore, is compliant with the NPPF and Policy 7 and Policy 12 of the London Borough of Havering Local Plan.

Access, Highways, and Parking

7.21. At a national level, NPPF Policy TR3 (Locating Development in Sustainable Locations) requires development generating significant movement to be located where the need to travel can be minimised and where genuine choice of transport modes is available.

7.22. NPPF Policy TR6 (Assessing Transport Impacts) requires the transport implications of development to be assessed proportionately and confirms that development should only be refused on transport grounds where there would be an unacceptable impact on highway safety or the residual cumulative impacts on the transport network would be severe.

7.23. At a strategic level, both Policies T1: Strategic Approach to Support, and Policy T4: Assessing and Mitigating Transport Impacts, of The London Plan, note that development should be well integrated into existing and future transport networks, connectivity and capacity. Development should not increase road danger, and other impacts are to be mitigated accordingly.

7.24. At a local level, Policy 23: Transport Connections, of The London Borough of Havering Local Plan, states '*The Council will support and encourage developments in Havering in the locations that are most accessible by a range of transport options. The Council supports development which ensures safe and efficient use of the highway and demonstrates that adverse impacts on the transport network are avoided or, where necessary, mitigated*.'

7.25. The development will continue to utilise the existing vehicle and pedestrian access arrangements on Settle Road. No alterations to the existing access arrangements are proposed. The development would not significantly intensify vehicle movements

7.26. The site features a single car parking bay. On-street parking and public parking facilities are available within the surrounding area.

7.27. The site is located within a highly accessible urban location in Romford, with good connectivity to public transport and local services.

7.28. Overall, the development is therefore considered acceptable in access, highways and parking terms and would not result in any unacceptable impacts on highway safety or the operation of the surrounding highway network. The proposal is compliant with the NPPF, Policy T1 and T4 of The London Plan, and Policy 23 of The London Borough of Havering Local Plan.

Environmental Considerations

7.29. At a national level, NPPF Policies F4 (Flood Risk Assessment), F5 (Sequential Test), F6 (Development Compatibility and Exception Test) and F7 (Flood Risk Safety) provide the relevant decision-making framework for assessing development affected by flood risk.

7.30. A review of the Environment Agency Flood Map for Planning confirms that the site is not located within a Flood Zone.

7.31. In terms of biodiversity and geodiversity, The London Plan Policy G9: Geodiversity, states '*Development proposals should make a positive contribution to the protection and enhancement of geodiversity*'.

7.32. Similarly, at a local level, Policy 30: Biodiversity and Geodiversity of The London Borough of Havering Local Plan states '*The Council will protect and enhance the borough's natural environment and seek to increase the quantity and quality of biodiversity in Havering*' continuing, *'Appropriate mitigation and compensation measures will also need to be identified where necessary…Encouraging developments where there are opportunities to incorporate biodiversity in and around the development'*

7.33. The associated landscaping within the proposed residential development includes enhancements to outdoor space and biodiversity. It is noted that the site is less than 0.2 hectare and therefore does not trigger the requirement for Biodiversity Net Gain.

7.34. In terms of air quality, at a strategic level, Policies GG3: Creating a Healthy City, D3: Optimising site capacity through the design-led approach, and SI 1: Improving Air Quality, of The London Plan, all note that development should not lead to further deterioration of air quality and should seek to improve air quality, mitigating the impacts where possible.

7.35. At a local level, Policy 33: Air Quality, of The London Borough of Havering Local Plan states '*The*

Council is committed to improve air quality in Havering to improve the health and wellbeing of Havering's residents. The Council will support development which: Is at least air quality neutral.'

7.36. The development is not expected to generate significant additional vehicle movements or emissions, therefore not impacting air quality, complying with Policies GG3, D3 and SI 1 of the London Plan and Policy 33 of The London Borough of Havering Local Plan.

7.37. Policy 35: Waste Management, of The London Borough of Havering Local Plan, states '*The Council will support residential, commercial and mixed-use development proposals that…Include on-site waste management, which minimises the need for waste transfer, where it is feasible to do so'*

7.38. The development features on site refuse and recycling waste management, therefore complies with Policy 35 of The London Borough of Havering Local Plan.

7.39. Policy 34: Managing pollution, of The London Borough of Havering Local Plan, states *'the Council will support development proposals that: do not unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination; do not pose an unacceptable risk to the quality of the water catchment, groundwater or surface water'*

7.40. The proposal would not introduce any materially sensitive land use and any unexpected contamination, should it arise, can be appropriately addressed through standard planning conditions if required.

7.41. Overall, the proposed development is considered acceptable in environmental terms and would not result in any unacceptable impacts relating to flood risk, biodiversity, air quality, waste management and pollution. Therefore, the proposal accords with the NPPF, Policies: GG3, D3, G9 and SI 1 of The London Plan, and Policies: 30, 33, 34 and 35 of The London Borough of Havering Local Plan.

8. CONCLUSIONS

8.1. This Planning, Design and Access Statement has been prepared by Broadgrove Planning and Development Ltd ('Broadgrove') on behalf of our client, Charlie John Fisher ('the Applicant'), to support a full application at the land adjoining 6 Settle Road, Romford, Havering, RM3 9XR ('the Site').

8.2. This application seeks full planning permission for the following description of development:

'Proposed construction of 2-bedroom end of terrace house on land adjoining 6 Settle Road with associated landscaping, parking and other associated works to facilitate the use'

8.3. This Statement has demonstrated that the proposed development seeks the construction of an end of terrace house located within a predominantly residential location.

8.4. The proposed development relates to unused land within a sustainable and accessible urban location and is strongly supported by the National Planning Policy Framework, The London Plan, and The London Borough of Havering Local Plan.

8.5. The proposed development has been designed to integrate appropriately with the existing terrace housing located on Settle Road, matching materials to maintain the established character of the area. The development would therefore remain compatible with the surrounding townscape.

8.6. The assessment contained within this Statement confirms that the proposed development would not result in any unacceptable impacts in terms of residential amenity, highway safety, flood risk, ecology, air quality or wider environmental considerations. Existing access would continue to operate effectively on Settle Road.

8.7. Overall, the proposed development represents an appropriate, sustainable and policy-compliant form of employment development which would support ongoing growth in the wider London region. The proposal accords with The London Plan and The London Borough of Havering Local Plan and is consistent with the objectives of the NPPF. Accordingly, planning permission should be granted without delay.

8.8. Should there be any queries relating to this Statement or the wider planning submission, please contact Broadgrove Planning and Development Ltd (via Andy McMullan am@broadgrove.co.uk) at your earliest convenience.

Broadgrove

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