Planning Statement

Burnside, Warley Road, Upminster,
RM14 1TR (“the Site”)

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CONTENTS:

Page No:

1. INTRODUCTION 2
2. SITE AND SURROUNDINGS 3
3. PROPOSED DEVELOPMENT 4
4. PLANNING ASSESSMENT 5

1. INTRODUCTION

1.1 This statement has been prepared on behalf of the Applicants in support of an application for the demolition of an existing dwelling, barn structures and outbuildings together with the erection of a new dwelling, detached garage and associated landscaping. This application is accompanied by the following plans and reports:

- Location Plan
- Block Plan (existing and proposed)
- Elevations (existing and proposed)
- Floor Plans (existing and proposed)
- Preliminary Ecological Report
- BNG Metric and Statement
- Planning Statement (this document)

1.2 Section 2 of this statement explores the Site and its surroundings; Section 3 provides further details on the proposed development; and Section 4 provides a planning assessment.

1.3 The key point to note (which is why it is highlighted in the introduction section of this statement) is that whilst the proposal involves introducing a substantially larger replacement dwelling in the Green Belt, the cumulative developed area across the Site (when factoring in the demolition of the barn structures) will reduce overall and will in turn reduce the impact on the openness of the Green Belt.

1.4 The proposal therefore derives clear support at Policy GB7(b) of the 2026 NPPF which is now a **material consideration of critical importance** (our emphasis).

2. SITE AND SURROUNDINGS

2.1 The Site is located outside of any defined settlement boundary within the Metropolitan Green Belt. The Site itself consists of an existing dwelling known as Burnside which is a 4 bedroom chalet style dwelling set within the Applicant's wider holding which amounts to approximately 1ha of amenity land. To the rear of the dwelling is an outdoor pool and various ancialry outbuildings whilst to the east are two interconnected barn structures.

2.2 In terms of the footprint of the existing buildings, this amounts to approximately 600sqm across the Site and includes the dwelling, barns and outbuildings.

2.3 Access to the Site is reached by way of a private track that connects the Site to the public highway known as Warley Road. The area of land between the Site and the public highway is designated as a priority habitat. The access track that forms part of the Site is owned by the Applicant.

2.4 The wider surroundings consist of a mixture of arable land and woodland which is interspersed with sporadic residential development. The M25 lies approximately 800m directly east of the Site whilst the settlement of Romford lies approximately 800m to the west.

2.5 The Site lies in Flood Zone 1 (lowest probability of flooding) and is not in proximity to any designated heritage assets.

3. PROPOSED DEVELOPMENT

3.1 The proposed development is fully particularised in the proposed plans that accompany this application. The Applicant proposes to replace the existing chalet style 4-bed dwelling with a three storey 5-bed dwelling together with detached garage/annexe and rear outbuilding. Details in relation to materials and landscaping can be addressed by way of condition.

3.2 The proposed dwelling is situated on the footprint of the existing pool allowing for sufficient parking and turning at the front of the dwelling. As explained in Section 2, the Applicant's wider holding is extensive with approximately 1ha of amenity land still being retained post development.

3.3 The proposed garage will benefit from three parking bays on the ground floor and dormers on the first floor to allow a guest bedroom on the first floor with an internal staircase to allow access to the first floor.

3.4 The principal dwelling has generous glazing to all habitable rooms with extensive glazing to the rear to allow views across the Applicant's wider holding. The design has been carefully and methodically planned to bring forward a scheme of an exceptionally high standard.

3.5 As highlighted in Section 1 and Section 3 the proposed development will bring a net reduction in building footprint across the Site. The current building footprint is approximately 600sqm whilst the building footprint across the Site post development is approximately 400sqm. **Accordingly, there is an approximate 33% reduction in built footprint post development.**

4. PLANNING ASSESSMENT

Principle of Development

4.1 Planning law provides that planning decisions should be made in accordance with the policies set out in the Development Plan unless there are material considerations. In this case the Development Plan consists of the Havering Local Plan 2016 – 2031 adopted in 2021 as well as the London Plan (adopted 2021).

4.2 However, since these local plans were adopted there have been significant national policy changes with at least three iterations of the NPPF having been published since the Development Plan was published.

4.3 The 2026 NPPF now places greater weight on national policies which it provides are a material consideration of critical importance. The policies set out within the Development Plan have not kept up with national policy and so are presumed to be out of date. Accordingly, the proposed development is assessed against national policy as opposed to the Development Plan for the purposes of this application.

4.4 The starting point for development proposals in the Green Belt is set out in Policy GB6, which states that development is inappropriate unless it falls within one of the categories in Policy GB7.

4.5 Policy GB7 sets out a number of situations where development would not be considered inappropriate. The majority are irrelevant for the purposes of this application save for GB7(1)(b): replacement buildings and GB7(1)(e): redevelopment of previously developed land.

4.6 Both the replacement building and previously developed land exceptions specified above are clear that there should not be a disproportionate increase in built form / substantial harm to the openness of the Green Belt.

4.7 In the current case, whilst the proposal does introduce a dwelling of a greater scale, this in of itself does not contravene either of the exception policies highlighted below on the basis that:

- There is cumulative reduction in built footprint across the Site when accounting for the removal of the barns and existing structures.
- The proposed development would be well screened from public view due to the existing green buffer between the Site and public highway.
- The Council are able to secure, by way of condition, a landscaping scheme to further assimilate the proposed dwelling into its location, if necessary.
- The Site meets the definition of Grey Belt Land on the basis it is Previously Developed Land and its development would not lead to urban sprawl or impact the character of an historic town. Development on Grey Belt Land is unlikely to therefore have a substantial impact to the Green Belt.

4.8 On the basis of the above, the proposal would meet at least two of the exceptions identified by Policy GB7.

4.9 The final stage is to assess the proposal against Policy S5(5) which provides that where development in the Green Belt is found not to be inappropriate (as has been found here) *"proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects".* The remainder of this section runs through other relevant policy considerations and concludes that there are no other policy constraints that would mean that there would be any substantial adverse impacts.

Impact to Character and Appearance

4.10 Whilst the Site is located in a rural setting there are no public views to the proposed development given the intervening development and / or wooded areas.

4.11 The Site is not designated within a protected area (such as AONB or Conservation area), any level of impact on the setting of the Site arising from the proposed development is, at most, marginal and certainly not enough to be considered to 'substantially outweigh the benefits' which is the threshold of harm that must be met in order for the LPA to refuse the application if it has met the criteria of Policy S5.

Impact on Neighbouring Amenity

4.12 The Site is not located in proximity to any existing dwellings. As such, there is not considered to be any risk of adverse impacts to neighbouring amenity.

Vehicular Access and Parking

4.13 The proposed plans show there is more than sufficient space within the plot for parking and cycle storage.

Flood and Drainage

4.14 The Site lies in Flood Zone 1 (lowest probability of flooding).

4.15 As only 1no. dwelling is proposed it falls below the threshold whereby local planning policies are required to ensure that sustainable drainage systems are in place.

4.16 Foul drainage details can be addressed by way of condition.

Ecology, Biodiversity Net Gain, RAMS and Tree

4.17 The accompanying PEA confirms there will be no impact to protected species.

4.18 The accompanying BNG Metric confirms a BNG enhancement of in excess of 10% can be delivered on site.

Historic Environment

4.19 The Site does not lie in proximity to any listed buildings or conservation areas.