

STRATEGIC PLANNING COMMITTEE SUPPLEMENTARY AGENDA

10 July 2025

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

- 8 P1498.24 - LAND ADJACENT TO ST MARY'S LANE, OCKENDEN, UPMINSTER**
(Pages 3 - 4)

Report attached.

Zena Smith
Head of Committee & Election
Services

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Strategic Planning Committee

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Addendum Report

Page 31 (Agenda Item 8) – Application Ref: P1498.24, Land Adjacent to St Mary's Lane, Ockenden , Upminster

1. Amendments to 'Recommendation' - page 32, Paragraph 2.1

Insert an additional condition: - Submission of detailed Battery Safety Management Plan (BSMP)

2. Amendments to 'Financial and other Mitigation' - page 63

Insert the additional text below to follow para 12.

- 12.1 The applicant has advised that, "they are committed to a community benefit fund of £50,000 per annum for the Warley Energy Hub, revised annually in line with inflation. This is a voluntary contribution that Clearstone Energy provides for all of its projects, in line with evolving industry best practice. There is no mandatory requirement for this, and it is not a material planning consideration.
- 12.2 The fund is payable from the revenues generated by the project so would be payable on the first anniversary following the start of operations and then annually for the operational lifetime of the project (anticipated 40 years). The payment is standard across all of our projects and aligns with current industry best practice. Payment of the fund is secured contractually through our lease agreement with the landowner.
- 12.3 Funding would be directed towards:
 - Projects that benefit the local community and link to the environment and ecology, climate change and energy (such as nature restoration projects, community green space projects, energy efficiency support for low income households); and
 - Capital intensive projects that lead to reduced energy costs and carbon emissions for local community buildings (such as installing solar panels, insulation and window replacement and replacing gas boilers with heat pumps).
- 12.4 Should consent be granted for the project, Clearstone Energy would develop a full proposal for the fund and organise a meeting with Havering Ward Councillors to gain input in to the proposal before it is finalised.
- 12.5 A steering group would be set up to oversee the work of the London Community Foundation and approve annual funding allocations. This group would include a Havering ward councillor".
- 12.6 Officers consider that the offer of a Community Fund would not meet the tests of planning obligations in CIL Regulation 122. It doesn't satisfy any of the 3 tests below, most especially, it clearly does not meet test (a):

(2) Subject to paragraph (2A), a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—

- (a)necessary to make the development acceptable in planning terms;
- (b)directly related to the development; and
- (c)fairly and reasonably related in scale and kind to the development.

12.7 However, it does not preclude the developer outside the planning process offering a community fund contribution but it is not relevant (material) to the determination of the planning application.