



Havering

L O N D O N B O R O U G H

CABINET MEETING
19th JULY 2017

HAVERING LOCAL PLAN
CONSULTATION STATEMENT 2017

Local Plan Consultation Statement Appendix 8

Submitted sites

Introduction

Table 1 lists all sites that have been put forward for development during the preparation of the Havering Local Plan. The table provides a summary of the site and proposed land use as well as the Council's response.

The sites have come forward during the following stages:

1. Havering call for sites 2014 undertaken as part of the Havering Employment Land Review 2015
2. Local Plan Regulation 18 consultation 2015
3. Local Plan Direction of Travel publication 2016
4. Outside of a 'formal' consultation or call for sites stage
5. Pre-Local Plan – sites within the Green Belt that were known to the Council prior to the stages above

Where applicable, a site-specific response is given. Otherwise is referred to the main body of the Consultation Statement, which describes how sites have been considered.

Maps of the sites within the Green Belt have been provided after the table. This corresponds with the publication of Green Belt sites on the Council's website, which has been publically available and was regularly updated throughout the preparation of the Local Plan. This is followed by a section with additional material that has been submitted to the Council to support these submissions.

Table 1 – submitted sites

Site Address	Submission Stage	Current designation	Proposed use(s)	Council's Response	Additional material
Lillyputts Farm, Hornchurch	1 and 2	Green Belt (GB1)	Residential	Refer to main consultation statement	
Land off Heath Drive, Gidea Park, Romford, RM2 5QB	1	Green Belt (GB2)	Residential	Refer to main consultation statement	
Manor Fields, Rainham	1	Green Belt (GB3)	Mineral Extraction/ reclamation and restoration back to agriculture	Refer to main consultation statement	
Parcel A to the north of Squirrels Heath Road	1, 2 and 5	Green Belt (GB4)	Open space and parkland	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Parcel B to the south of Squirrels Heath Road, Harold Wood	1, 2 and 5	Green Belt (GB5)	Residential and open space and parkland	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Hill Farm, Noak Hill, Church Road	2	Green Belt (GB6)	Residential and employment	Refer to Appendix 6, Local Plan Regulation 18 responses	
Upminster Garden Centre, Nags Head Lane, RM14 1TS	1 and 2	Green Belt (GB7)	Residential, retail, office, leisure, warehousing, industrial, cultural and community	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
South Hall Farm, Wennington Road,	1	Green Belt	Residential and leisure	Refer to main consultation	

Rainham, Essex, RM13 9DQ		(GB8)		statement	
Berwick Ponds Farm, Berwick Ponds Road, Rainham, Essex, RM13 9EJ (This site has also been put for mineral extraction, refer to GB3)	1	Green Belt (GB9)	Residential and leisure	Refer to main consultation statement	
Great Sunnings Farm, Sunnings Lane, Upminster RM13 2DG	1	Green Belt (GB10)	Residential and leisure	Refer to main consultation statement	
Havering College of Further and Higher Education Quarles Campus, Tring Gardens, Harold Hill, Romford, Essex, RM3 9ES	1 and 2	Green Belt (GB11)	Residential and leisure	This site was identified in the 2008 Local Development Framework as a Major Developed Site in the Green Belt. The Council recognises the importance and fundamental role that previously developed sites in the Green Belt can play in accommodating residential development, and will, in the specific instance of the College's Quarles campus at Tring Gardens, Harold Hill, support redevelopment in accordance with the NPPF. Please refer to Appendix 6, Local Plan Regulation 18 responses	
Land between the A12 and Romford Golf Club	2	Green Belt (GB12)	Residential, education and employment	Refer to Appendix 6, Local Plan Regulation 18 responses	
Upper Rainham Road - Opposite Laburnum Avenue	1	Green Belt (GB13)	Residential	Refer to main consultation statement	
Doriston, Southend Arterial Road,	5	Green Belt	Residential	Refer to main consultation	

Cranham, Upminster, RM14 1TL		(GB14)		statement	
Plot 231, Prospect Road, Harold Wood	1 and 5	Green Belt (GB15)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Copthorne Gardens, Wingletye Lane, Hornchurch, RM11 3DL	1 and 2	Green Belt (GB16)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land east of Moor Lane, North of Moor Lane Church, Cranham, Upminster	1 and 2	Green Belt (GB17)	Mixed use, residential and cultural and community	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Redbrick Cottages, Warwick Lane, Rainham	5	Green Belt (GB18)	Residential	Refer to main consultation statement	
Wood Lane, Rush Green	1	Green Belt (GB19)	Residential	Refer to main consultation statement	
1	1	Green Belt (GB20)	Residential	Refer to main consultation statement	
Orange Tree Farm, Orange Tree Hill, Havering-atte-Bower	1	Green Belt (GB21)	Leisure, residential and cultural community	Refer to main consultation statement	
Orange Tree Hill, Havering-atte-Bower	1	Green Belt (GB22)	Leisure and cultural and community	Refer to main consultation statement	
Hall Lane, Upminster	1 and 5	Green Belt (GB23)	Residential	Refer to main consultation statement	
Little Paddocks Farm, Shepherds Hill, Harold Wood	1 and 2	Green Belt (GB24)	Residential, leisure, cultural and community, and public open space	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	

Lincoln Close, Hornchurch, RM11 3HD	1 and 2	Green Belt (GB25)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land to the East of Wingletye Lane , Hornchurch (Surrounding Lillyputts Farm)	1 and 2	Green Belt (GB26)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
New Road (A1306), Rainham	1 and 2	Green Belt (GB27)	Mixed use, residential, park and green space	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Lillyputts Farm, Hornchurch, RM11 3BL	1 and 2	Green Belt (GB28)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Chapmans Farm, Upminster (Site 1) RM14	1 and 2	Green Belt (GB29)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Chapmans Farm, Upminster (Site 2) RM14	1 and 2	Green Belt (GB30)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Chapmans Farm (Site 3), Upminster RM14	1 and 2	Green Belt (GB31)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land north of Ockendon Road, Upminster, RM14 2DJ	2 and 5	Green Belt (GB32)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18	

				responses	
Gaynesborough, Little Gaynes Lane, Upminster RM14 2JB	2 and 5	Green Belt (GB33)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land between Collier Row Road and Hog Hill Road, Collier Row, Romford, Essex	1 and 2	Green Belt (GB34)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Gobions Farm, Collier Row Road, Romford, Essex	1 and 2	Green Belt (GB35)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land between London Road and A12, Mawneys, Romford, Essex	1 and 2	Green Belt (GB36)	Residential, leisure	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land between Marlborough Road and A12, Mawneys, Romford, Essex	1 and 2	Green Belt (GB37)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Cardrome, Upper Rainham, Hornchurch, Essex, RM12 4EU	1 and 2	Green Belt (GB38)	Residential	This site was identified in the 2008 Local Development Framework as a Major Developed Site in the Green Belt. The Council recognises the importance and fundamental role that previously developed sites in the Green Belt can play in accommodating residential development. There may be	

				some potential for re-development in line with green belt policy set out in the NPPF.	
Bush Farm Corbets Tey, Upminster	1, 2 and 5	Green Belt (GB39)	Residential, education and community facilities	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Land at Mardyke Farm, South Hornchurch	1 and 2	Green Belt (GB40)	Residential, school, community facilities, and associated green infrastructure	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	
Wennington Road	2	Green Belt (GB41)	Residential	Refer to Appendix 6, Local Plan Regulation 18 responses	
Brookmans Park Drive	4	Green Belt (GB42)	Unknown	Refer to main consultation statement	
Land at Park Farm & Meadow Farm, Eastern Avenue East, Romford, RM3 7NR	4	Green Belt (GB43)	Residential	Refer to main consultation statement	
Land on the West side of Risebridge Chase, Romford	4	Green Belt (GB44)	Residential	Refer to main consultation statement	Y
Land adjacent Ivy Holt, North Road, Havering Atte Bower, RM4 1PS	4	Green Belt (GB45)	Residential	Refer to main consultation statement	Y
Land at North Road, Havering Atte Bower, RM4	2 and 4	Green Belt (GB46)	Residential	Refer to main consultation statement and Appendix 6, Local Plan Regulation 18 responses	Y
Risebridge Chase, Romford	4	Green Belt (GB47)	Withdrawn	Refer to main consultation statement	
178 /Rear of 188 Crow Lane Romford	4	Green Belt (GB48)	Industrial/Residential	Refer to main consultation statement	

Tudor Oak, Nags Head Lane	4	Green Belt (GB49)	Building and Residential use	Refer to main consultation statement	
Park Corner Farm Hacton, Upminster, Essex	4	Green Belt (GB50)	Affordable housing, School, Hospital, Medical Centre	Refer to main consultation statement	
Land north of Eastern Avenue East	4	Green Belt (GB51)	Residential, Leisure	Refer to main consultation statement	Y
Oak Royal Nurseries 355A Front Lane Upminster Essex RM14 1LW	4	Green Belt (GB52)	Residential	Refer to main consultation statement	Y
Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP	4	Green Belt (GB53)	Residential	Refer to main consultation statement	Y
Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP	4	Green Belt (GB54)	Residential, Leisure	Refer to main consultation statement	
Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP	4	Green Belt (GB55)	Residential, Leisure	Refer to main consultation statement	
Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP	4	Green Belt (GB56)	Residential, Leisure	Refer to main consultation statement	
Little Gaynes Lane, Upminster	4	Green Belt (GB57)	Residential	Refer to main consultation statement	
Rear of 74 Lower Bedfords Road, Romford, Essex, RM1 4DG	4	Green Belt (GB58)	Residential	Refer to main consultation statement	
Bramble Farm, Bramble Lane, Upminster, Essex, RM14 2XL	4	Green Belt (GB59)	Residential	Refer to main consultation statement	
Car Park White Hart House, Hacton Lane, Upminster	4	Green Belt (GB60)	No immediate plans to build / Residential x2 homes	Refer to main consultation statement	
Land at Hacton Lane, Upminster	4	Green Belt (GB61)	Mineral Extraction /Residential (flexible)	Refer to main consultation statement	
198 Crow Lane, Romford, RM7 0ES	4	Green Belt	Residential	Refer to main consultation	

		(GB62)		statement	
188a Crow Lane, Romford, RM7 0ES	4	Green Belt (GB63)	Residential	Refer to main consultation statement	
Land to the north of Crow Lane and adjacent Raven Close, Romford	4	Green Belt (GB64)	Residential	Refer to main consultation statement	
Damyns Hall Aerodrome	4	Green Belt (GB65)	Unknown	Refer to main consultation statement	
Home Farm, North Road, Havering- atte-Bower	4	Green Belt (GB66)	Residential	Refer to main consultation statement	
The Old Coach House, Ockendon Road, North Ockendon, Upminster, RM14 3QJ	4	Green Belt (GB67)	Residential	Refer to main consultation statement	
Orange Tree Kennels 1, Benskins Lane, Noak Hill, RM4 1LB	4	Green Belt (GB68)	Residential	Refer to main consultation statement	
Land to the south east of Lambs Lane North and to the north of the A1036 New Road, Rainham	4	Green Belt (GB69)	Residential	Refer to main consultation statement	
Old Gailey Park, Southend Arterial Road, Upminster, RM14 1TJ	4	Green Belt (GB70)	Residential	Refer to main consultation statement	
Great House, Hall Lane, Upminster, Essex, RM14 1TT	4	Green Belt (GB71)	Residential	Refer to main consultation statement	
Land west of Lodge Lane, Romford	4	Green Belt (GB72)	Residential (care village)	Refer to main consultation statement	Y
Long Meadow Farm, Hall Lane, Upminster, Essex, RM14 1TT	4	Green Belt (GB73)	Residential	Refer to main consultation statement	
Land lying to the North side of Bird Lane, Upminster. Site of former properties known as Dannys Bungalow and numbers 1, 2 and 3 Potkiln Cottages	4	Green Belt (GB74)	Residential	Refer to main consultation statement	
Land off St Mary's Lane (B187), North Ockendon, Upminster	4	Green Belt (GB75)	Residential	Refer to main consultation statement	
Land at Upper Bedfords Farm,	4	Green Belt	Residential	Refer to main consultation	Y

Romford		(GB76)		statement	
Land apart of Tylers Hall Farm, Nags Head Lane, Upminster, Essex, RM14 1TS	4	Green Belt (GB77)	Residential	Refer to main consultation statement	
Harwood Livery, Harwood Hall Lane, Upminster, Essex, RM14 2YG	4	Green Belt (GB78)	Any development	Refer to main consultation statement	
Land South of Little Gaynes Lane, Upminster	3	Green Belt (GB79)	Residential	Refer to Direction of travel Appendix 7	
Bush Farm, Bramble Lane, Upminster	4	Green Belt (GB80)	Residential or recreational	Refer to main consultation statement	
Portman House, 16-20 Victoria Road, Romford, London, RM12JT	1	Office	Mixed comprising office residential and retail	Mixed use supported in principle. Since this site was submitted to the Council Prior Approval has been granted for change of use from office to residential from the ground to fourth floor.	
Stafford Industrial Estate, Hornchurch	1	Industrial	Residential	The Havering Employment Land Review 2015 recommends retention of this industrial estate as a Local Significant Industrial Location. The Proposed Submission Local Plan reflects this.	
B&Q, Roneo Corner, Hornchurch, Romford, RM11 3SL	1	Retail	Residential	This site is within a designated Out of Town Centre location. The Proposed Submission Local Plan supports mixed use development in these areas.	

Land at: Coldharbour Lane Rainham	1	Former landfill site	Industrial	The Havering Employment Land Review recommends designation of the Freightmaster Estate as a Strategic Industrial Location. The Proposed Submission Local Plan reflects this.	
National Grid Land, Crow Lane, Romford, Essex	1	Industrial	Residential	The Havering Employment Land Review recommends the release of this site from industrial use. The Proposed Submission Local Plan reflects this. High quality, residential development is supported in principle.	

Green Belt Site Location Plans

This section contains the site location plans submitted to the Council.

GB1 – Land of Wingletye Lane (Land at Lillyputts Farm)

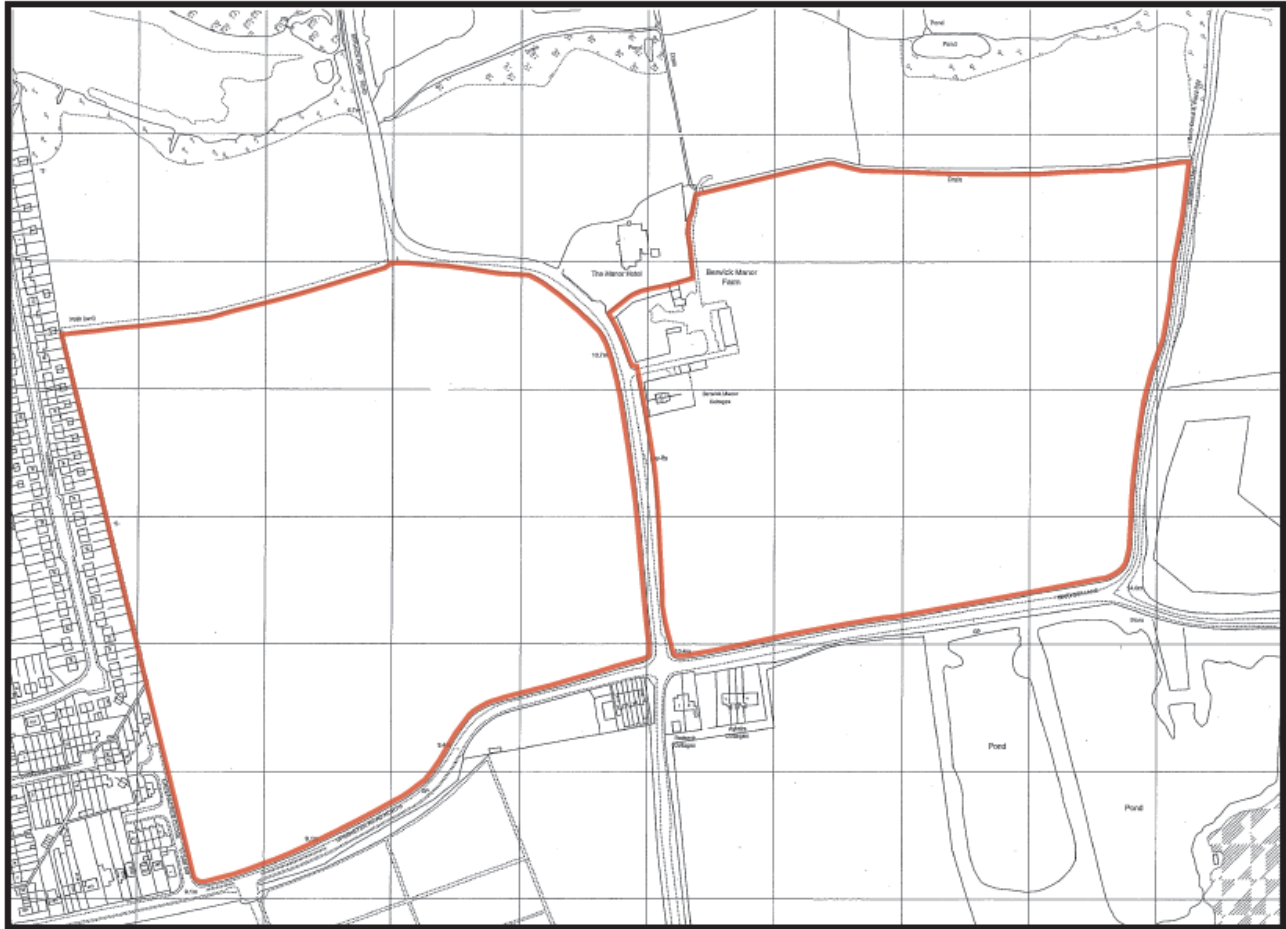


GB2 – Land to the east of Heath Drive and to the south of Eastern Avenue East, Gidea Park, Romford

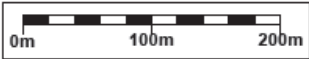


GB3 – Manor Fields, Rainham (land to the east and west of Berwick Ponds Road)

Manor Fields



Site boundary
(red)



Contains Ordnance Survey data © Crown copyright and database right 2014. Licence No. 100002373.

Version / amendment: 1420/S/1 v1

GB4 – Land to the north of Squirrels Heath Road (to the east of Archibald Road)

Site A on the map



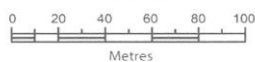
Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS MasterMap® is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:2500



Supplied by: Getmapping
OS License Number: 100030848

Land north and south of Squirrels Heath Road, Harold Wood
Reference No. CS38907

Parcel A: 1.18ha, Parcel B: 1.30ha. Total: 2.48ha

GB5 – Land to the south of Squirrels Heath Road (to the East of Brinsmead Road)

Site B on the map



Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS MasterMap® is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

Scale 1:2500

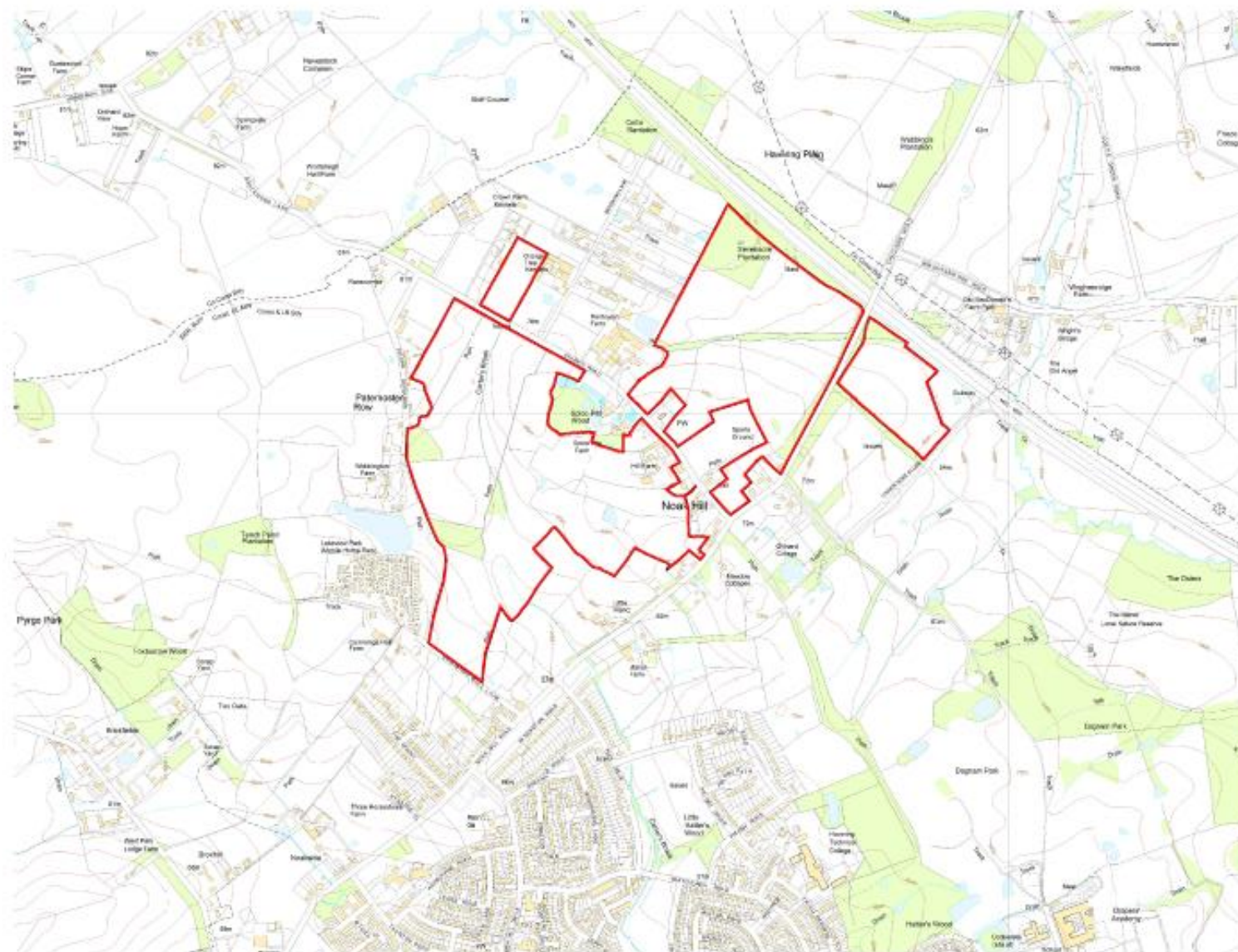


Supplied by: Getmapping
OS License Number: 100030848

Land north and south of Squirrels Heath Road, Harold Wood
Reference No. CS38907

Parcel A: 1.18ha, Parcel B: 1.30ha. Total: 2.48ha

GB6 – Land at Hill Farm, Noak Hill, Church Road



Scale 1:10,000

0 50 100 200 500 1000m

Hill Farm, Romford Site Location Plan



 Application Site

0 500m

DATE

p.p.s.

Registered Office
7 Regency
Bedford
MK43 0BA
T 01234 270000
F 01234 271012
info@p.p.s.co.uk

Phillips Planning Services Ltd.
Town Planning and Development Consultants

PROJECT

Hill Farm, Romford

FILE

Site Location Plan

CURT

R Watt & Partners

SCALE (S.A.S.)

DRAWN BY

DATE

1:10,000

LS

03/15

PROJECT NUMBER

DRAWING NUMBER

REV

154714

15-01

GENERAL NOTES

Planning drawings only - not to be used for construction purposes. These drawings can be used for planning purposes. All plans referred to be checked up on any discrepancy should be brought to the attention of the designer.

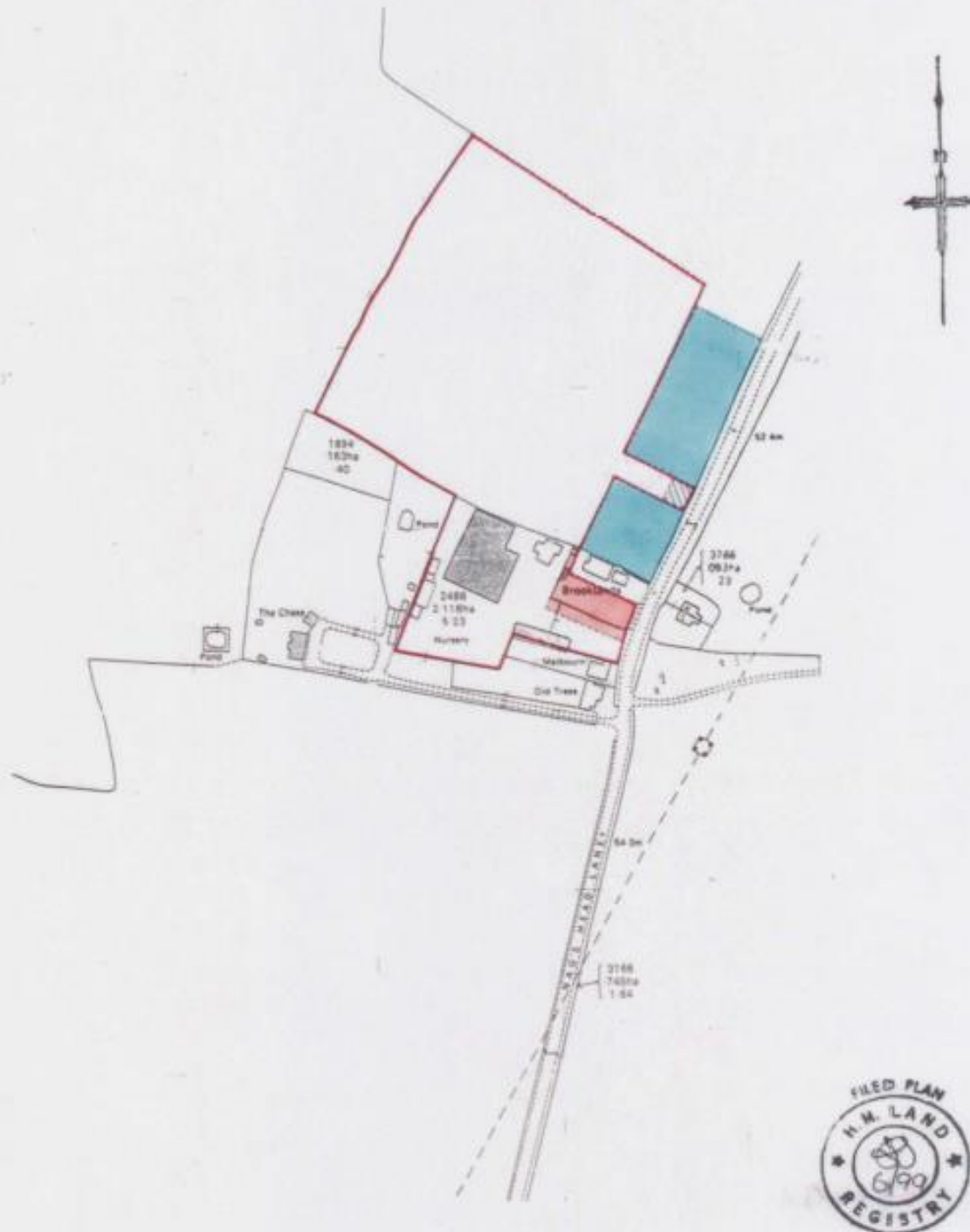
COPYRIGHT NOTICE

Copyright © 2014 - All rights reserved. These drawings may not be copied or reproduced in whole or in part without the written consent of Phillips Planning Services Ltd.

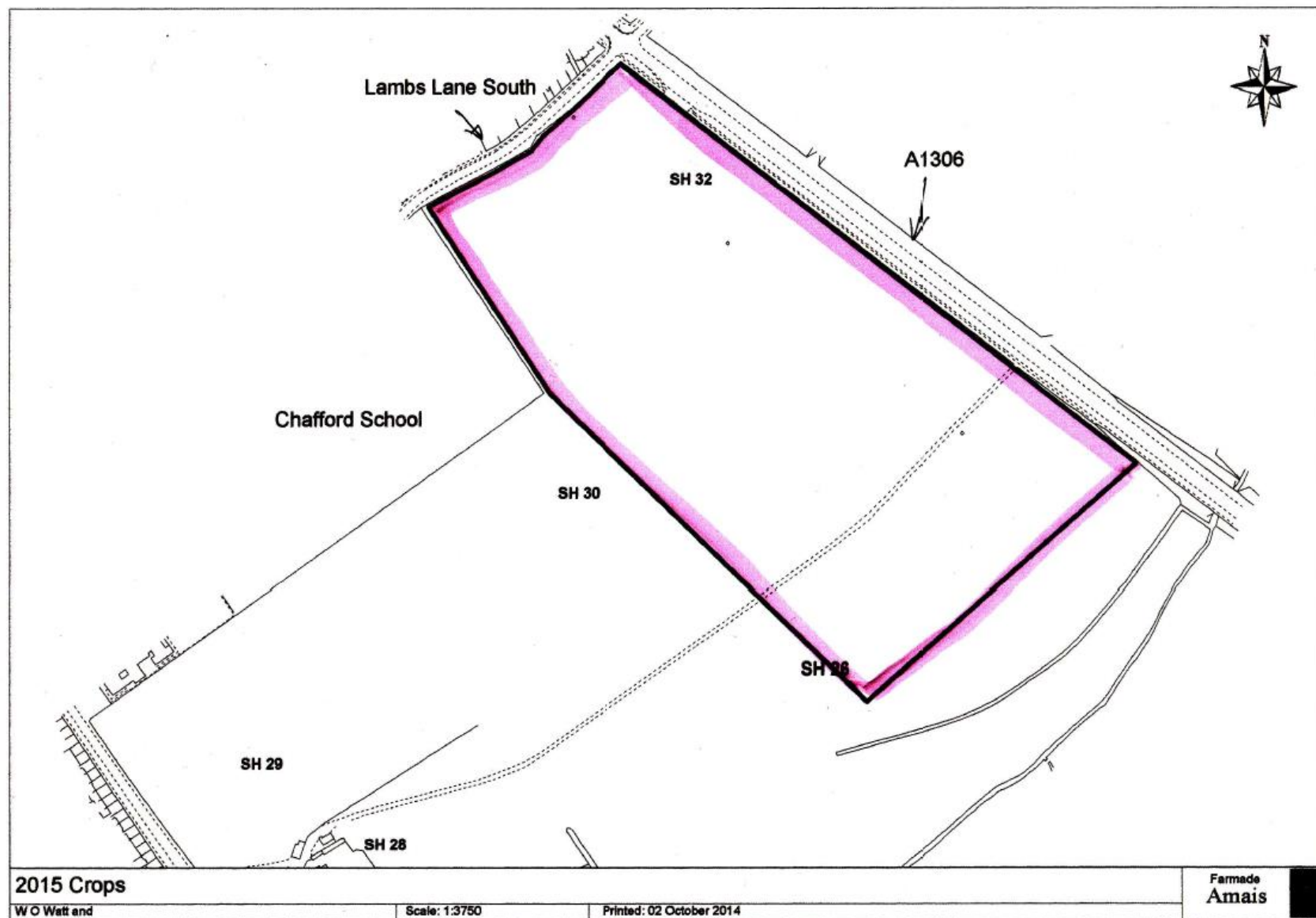
Geometric Survey © Crown Copyright 2014. All rights reserved.
British NPD 100000000

GB7 – Upminster Garden Centre, Nags Head Lane

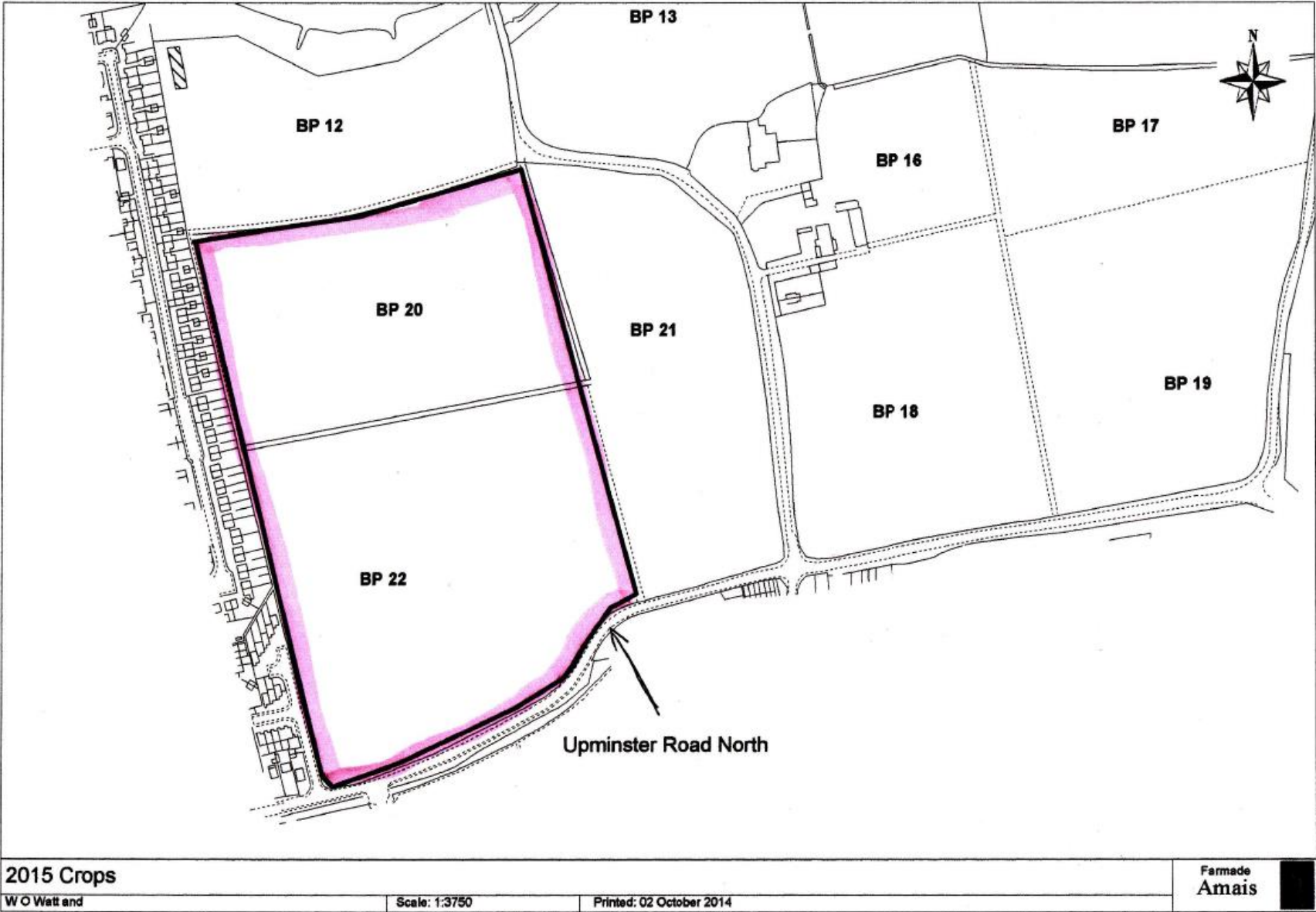
H.M. LAND REGISTRY		TITLE NUMBER
		EGL 374942
ORDNANCE SURVEY PLAN REFERENCE	TQ 5690 F TQ 5691 H	Scale 1:2500
GREATER LONDON	LONDON BOROUGH OF HAVERING	© Crown Copyright



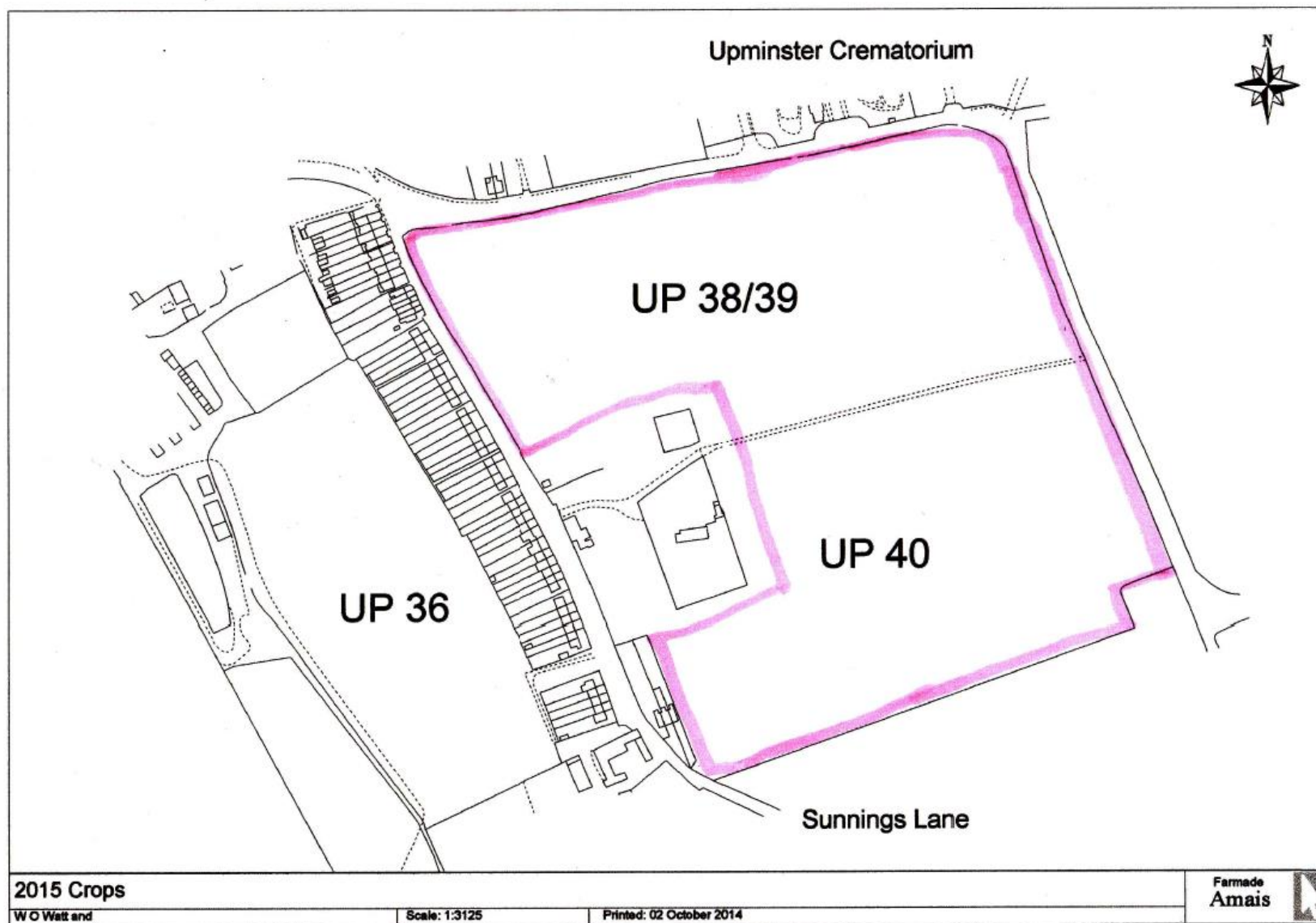
GB8 – South Hall Farm, Wennington Road, Rainham



GB9 – Berwick Ponds Farm, Berwick Ponds Road, Rainham

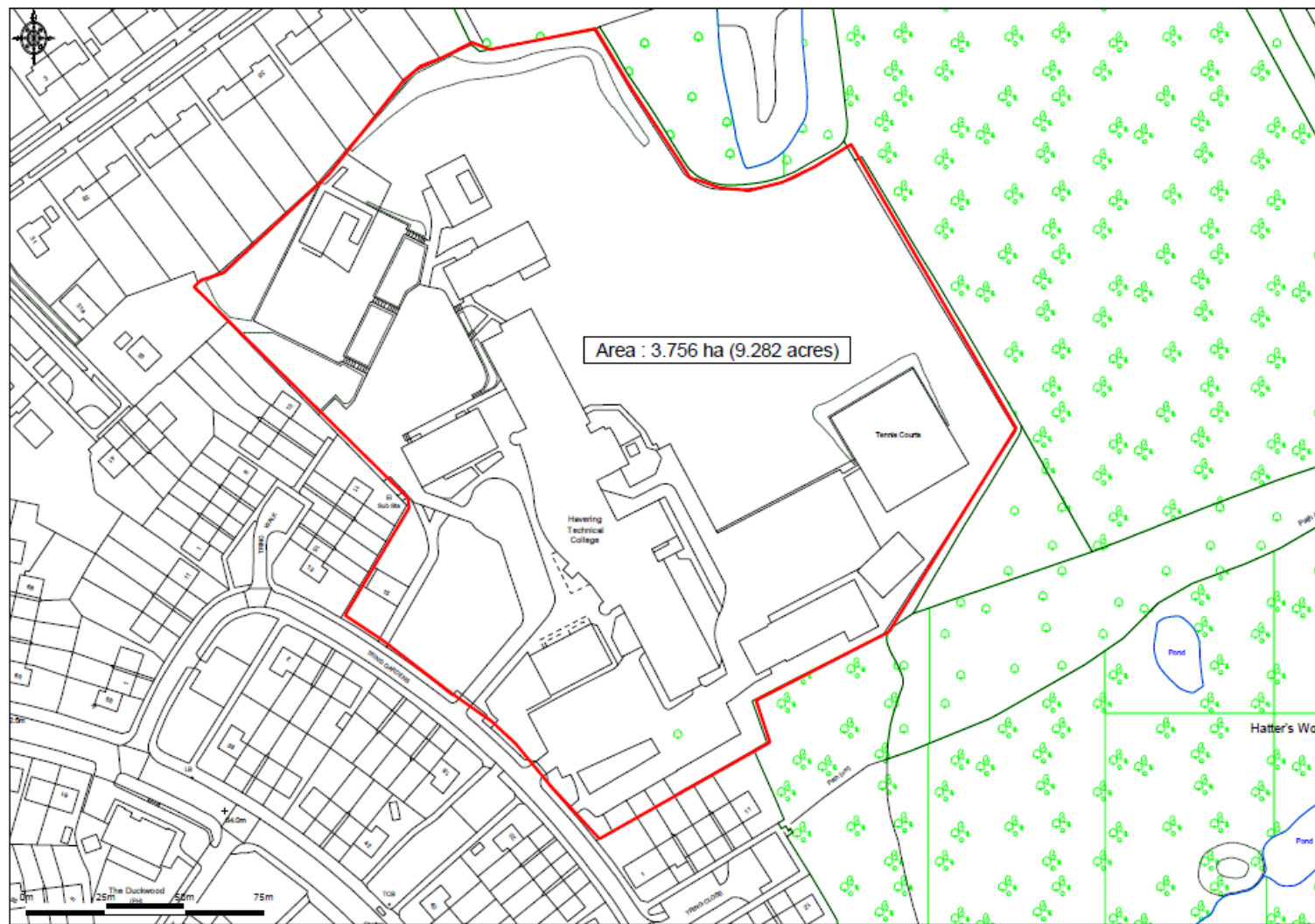


GB10 – Great Sunnings Farm, Sunnings Lane, Upminster



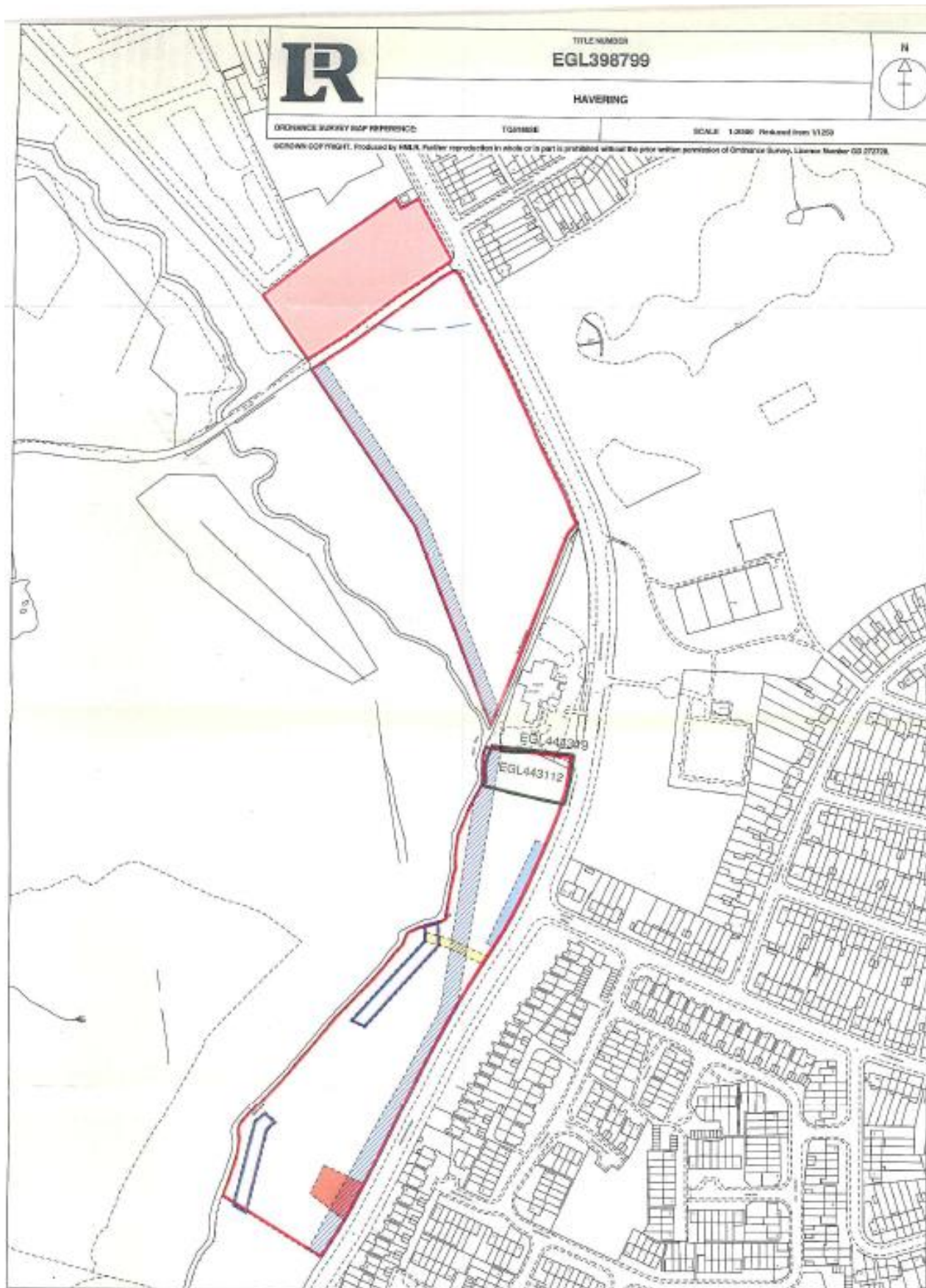
GB11 – Havering College of Further and Higher Education Quarles Campus, Tring Gardens, Harold Hill

Havering College of Further & Higher Education
Quarles Campus, Tring Gardens, Romford, RM3 9ES

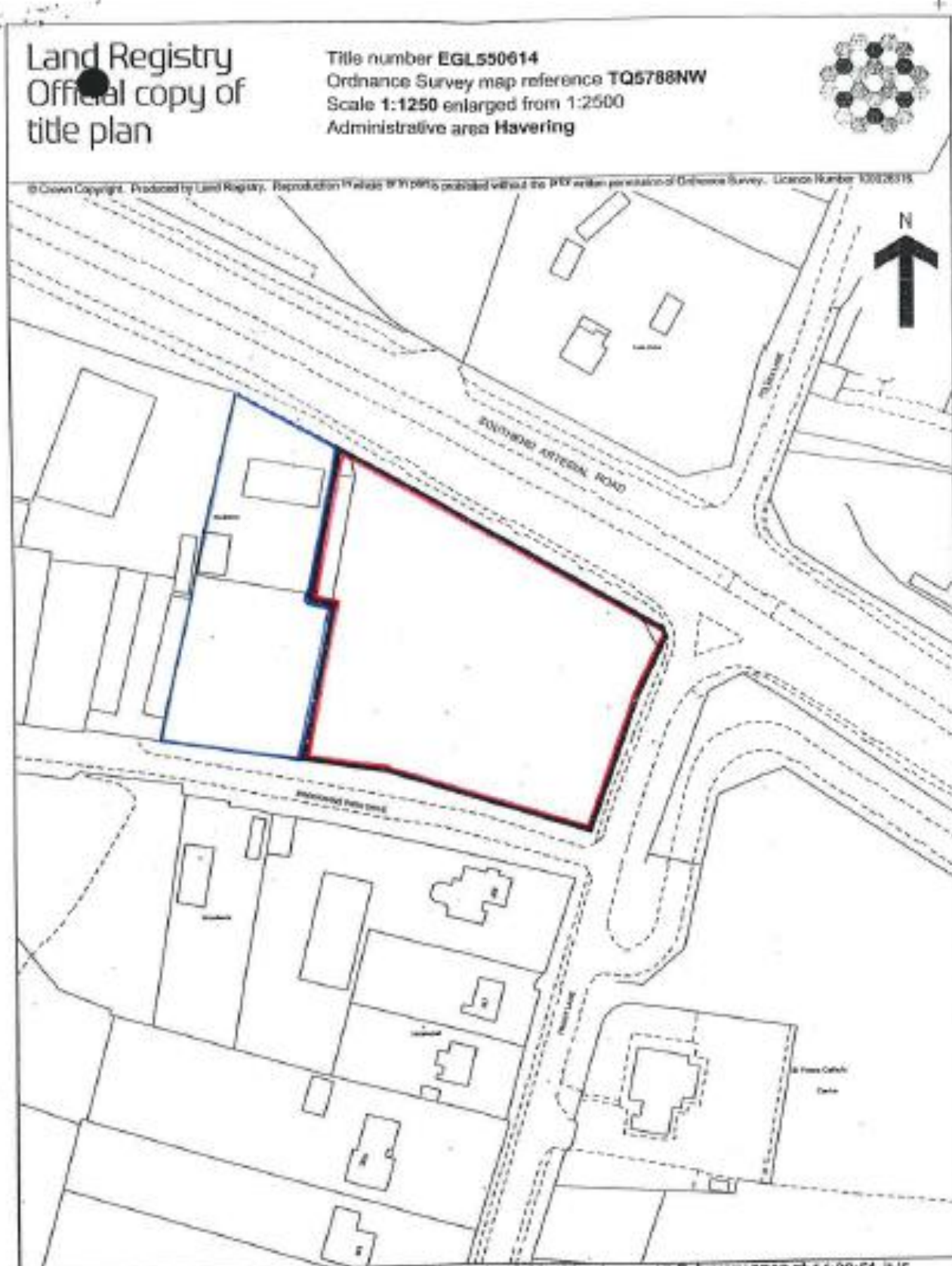




GB13 – Land west of Upper Rainham Road, Hornchurch (north and south of Maylands Health Care Centre)

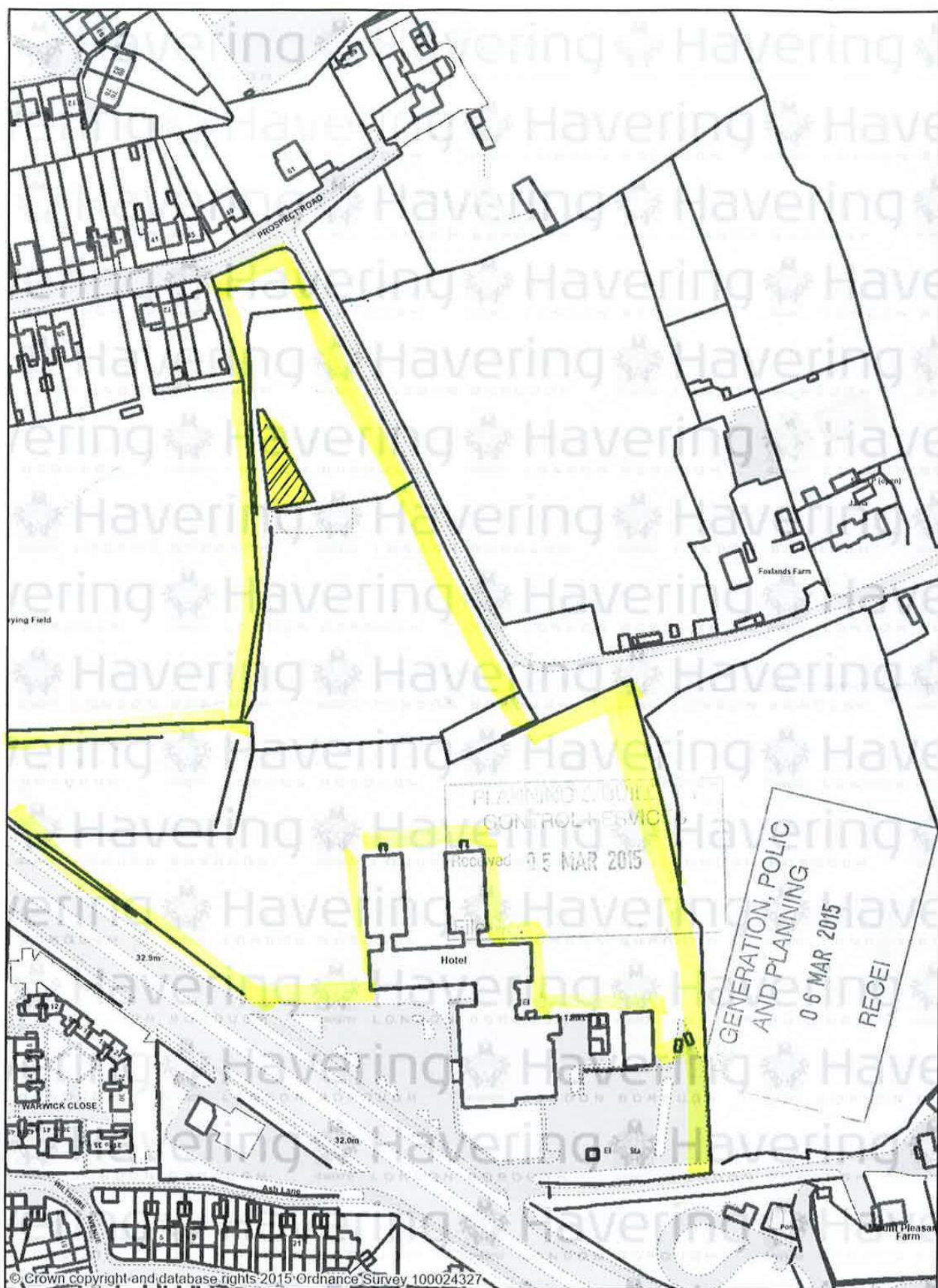


GB14 – Land to the east of Doriston, Cranham, Upminster (north of Brookmans park drive and south of Southend Arterial Road)

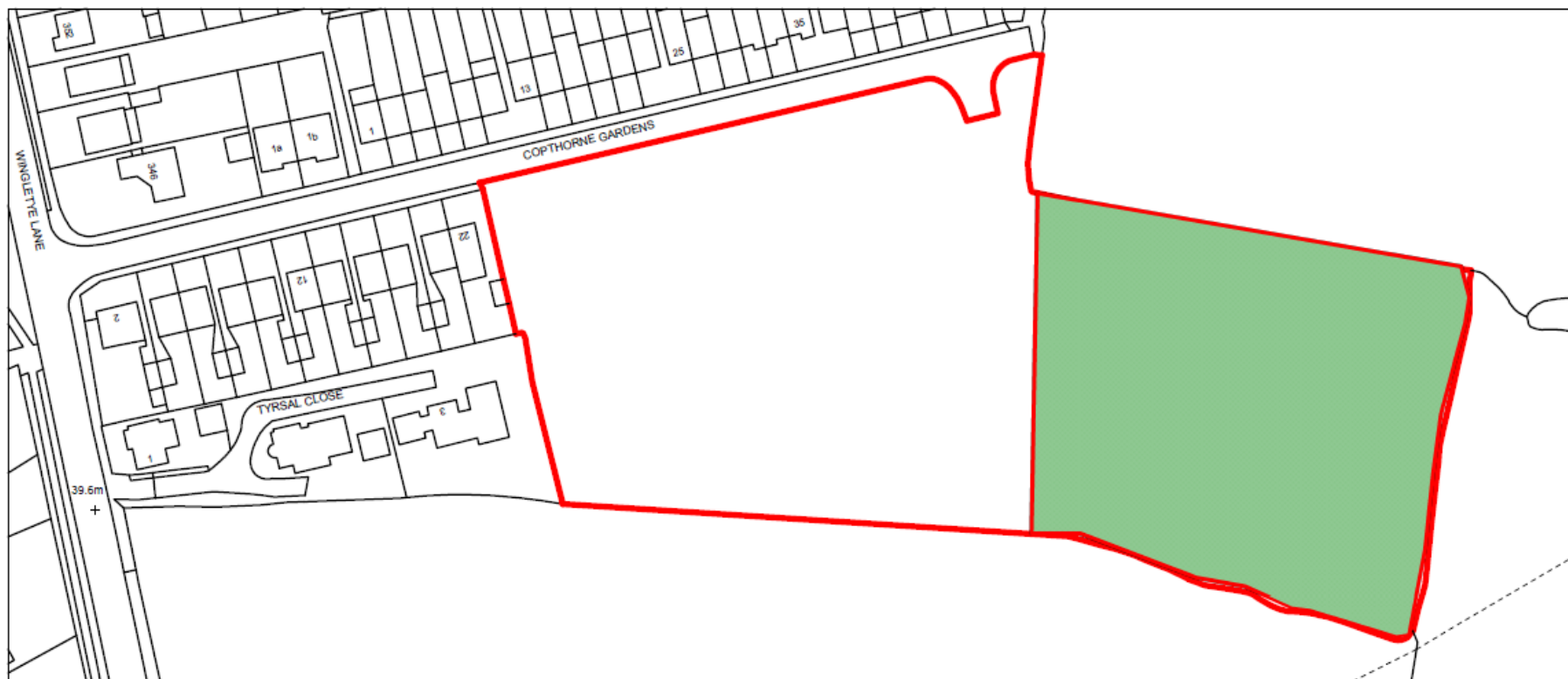


This official copy issued on 17 February 2009 shows the state of this title plan on 17 February 2009 at 14:32:51. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. See Land Registry Public Guide 19 - Title Plans and Boundaries. This title is dealt with by Land Registry, Stevenage Office.

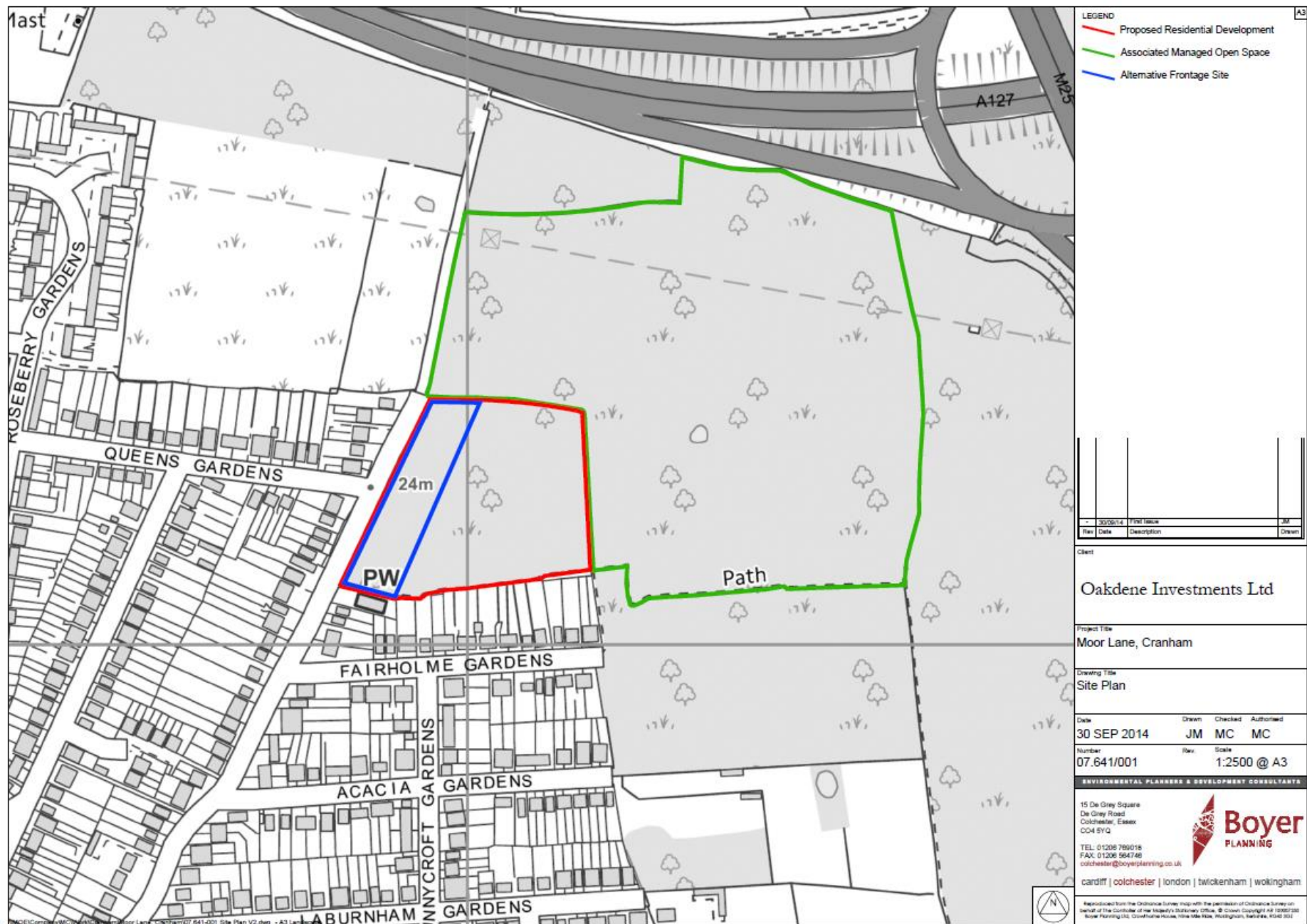
GB15 – Plot 231, Prospect Road, Harold Wood



GB16 – Land at Copthorne Gardens, Wingletye Lane, Hornchurch



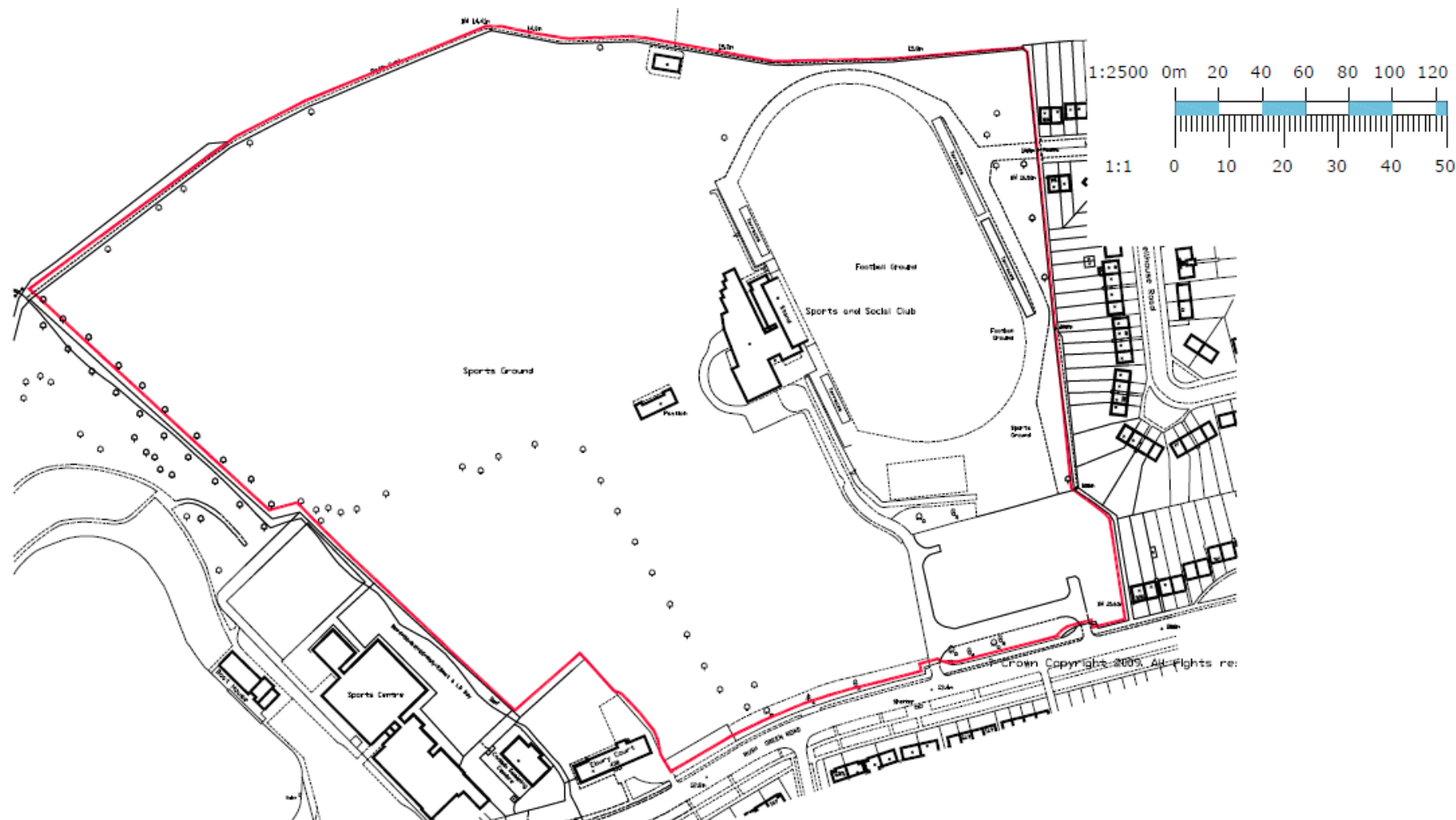
GB17 – Land east of Moor Lane, North of Moor Lane Church, Cranham, Upminster



GB18 – Land Adjacent to no. 2 Redbrick Cottages, Warwick Lane, Rainham



GB19 – Land at Wood Lane, Rush Green (Training Facility)



Issued for:		INFORMATION		drawing:		drawing number:		revision:		sursham tompkins architectural services & project management <small>est 1961</small>					
project:		project number:		Location Plan Rush Green		203									
Training Grounds West Ham United FC		6104		scale:		paper size:		drawn by:		date:		checked:		date:	
				1:2500		A4		DRB		Nov 2012					

© Sursham Tompkins And Partners Limited, - Registered in England and Wales - Registered Number 7160332
Consumers must work to agreed dimensions only. All building and site dimensions, levels and cover levels levels at construction points are to be checked on site before work starts. This drawing must be read in conjunction with, and checked against, any structural or other specialist drawings provided. Any discrepancy between issued drawings are to be reported to the practice and verified before work starts. This drawing and the building works depicted are the copyright of the practice and may not be reproduced except by written permission.

PLAN LOCATION - pr/6104 k & n walls, temp classrooms wh/fc/02 drawings/01 feasibility/6104 loc plan.dwg

The map displays the following locations and features:

- Locations:** Elmwood, Ingrebourns, The Dip, Conway, Beverley, Priorsale, Stone Cottage, Windyridge, Kingsley, The Chalet, Littlehaven, Park Cottages, Rocherville Villas, Garage, Ridgemoor, Terrace Walled, Royal Oak (PH), Fairlight, Sway Cottage, Riverbank cottage.
- Geographical Features:** Several ponds are marked, including one near the top right and another near the bottom center.
- Data Points:**
 - 7756: 6-148ha, 15-19
 - 5946: 5-930ha, 14-65
 - 8142: .085ha, 21
 - 7935: 259ha, 64
 - 5526: 3-952ha, 9-77
 - 3625: 2-071ha, 5-12
 - 7722: 4-365ha, 10-78
 - 1831: 19-319ha, 47-74
 - 2733: 232ha, 55
 - 951m, 94-9m, 951m, 94-9m, 951m, 94-9m
- Other Labels:** "Havering-atte-Bower" is prominently displayed in the center-left. "Round House Farm" is at the bottom right.

Round House Farm

GB21 – Orange Tree Farm, Orange Tree Hill, Havering-atte-Bower



Ordnance Survey

© Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:1250

This map was created with Promap

GB22 – Land East and South of Orange Tree Hill, Havering-atte-Bower

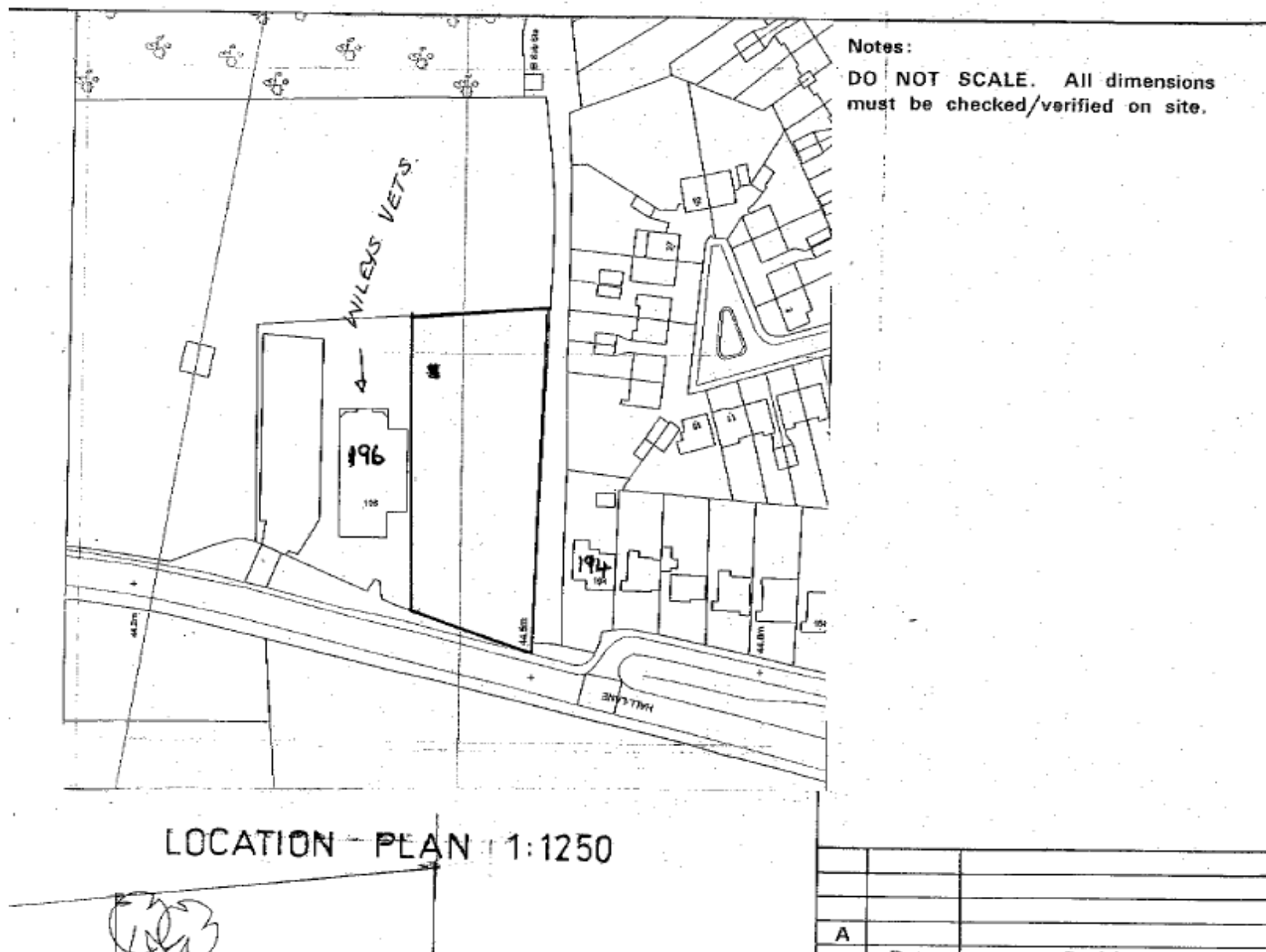


Ordnance
Survey

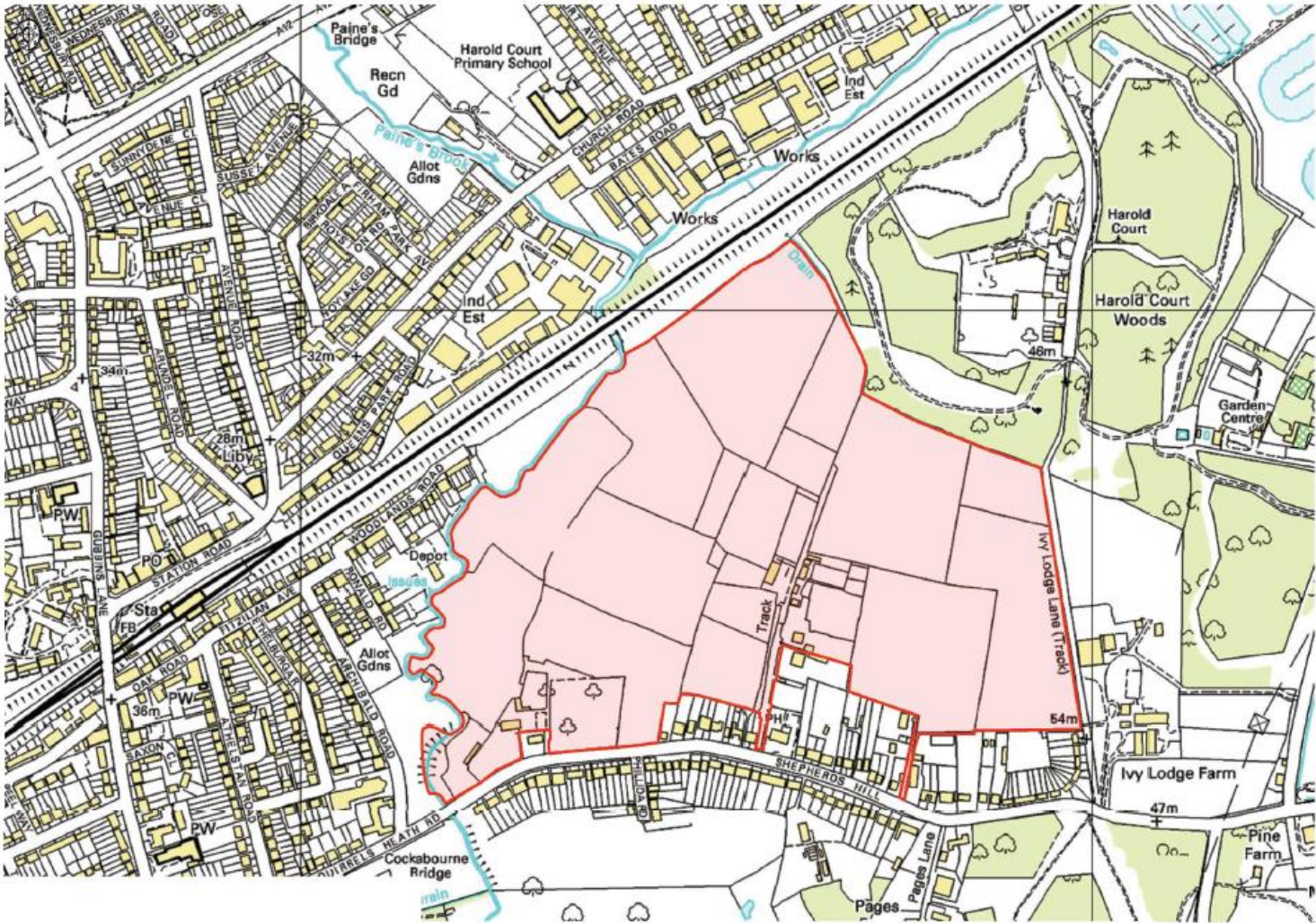
© Crown Copyright 2007. All rights reserved. Licence number 100020449. Plotted Scale - 1:7145

This map was created with Promap

GB23 – Land between 194 and 196 Hall Lane, Upminster



GB24 – Little Paddocks Farm, Shepherds Hill, Harold Wood



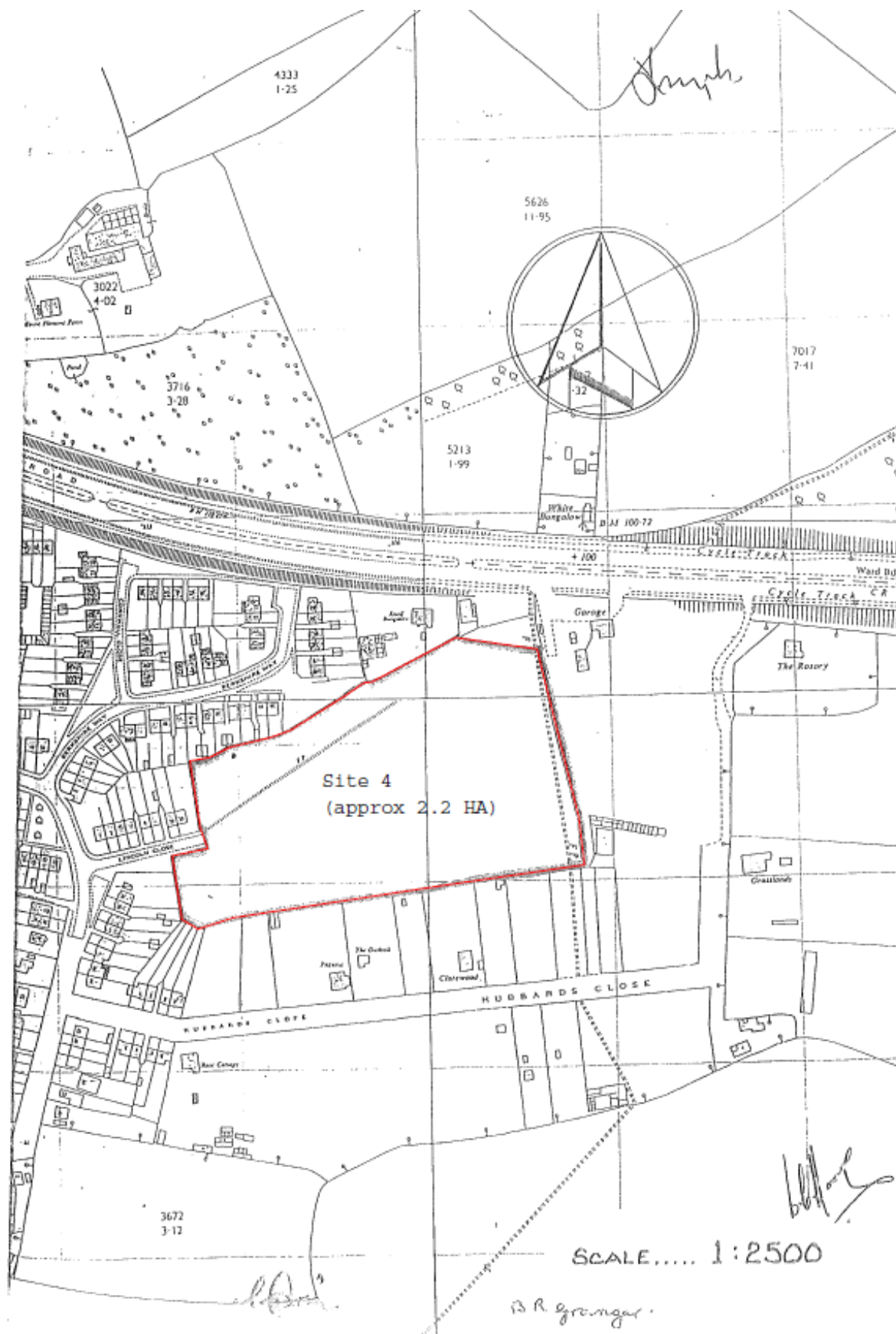
Site Location		
Drawing	Revision	Revision detail
13024_02		
Drawn By	Date	Scale
CH	05/13	1:5000 @A3

Andrew Martin
Planning
Planning Design Development

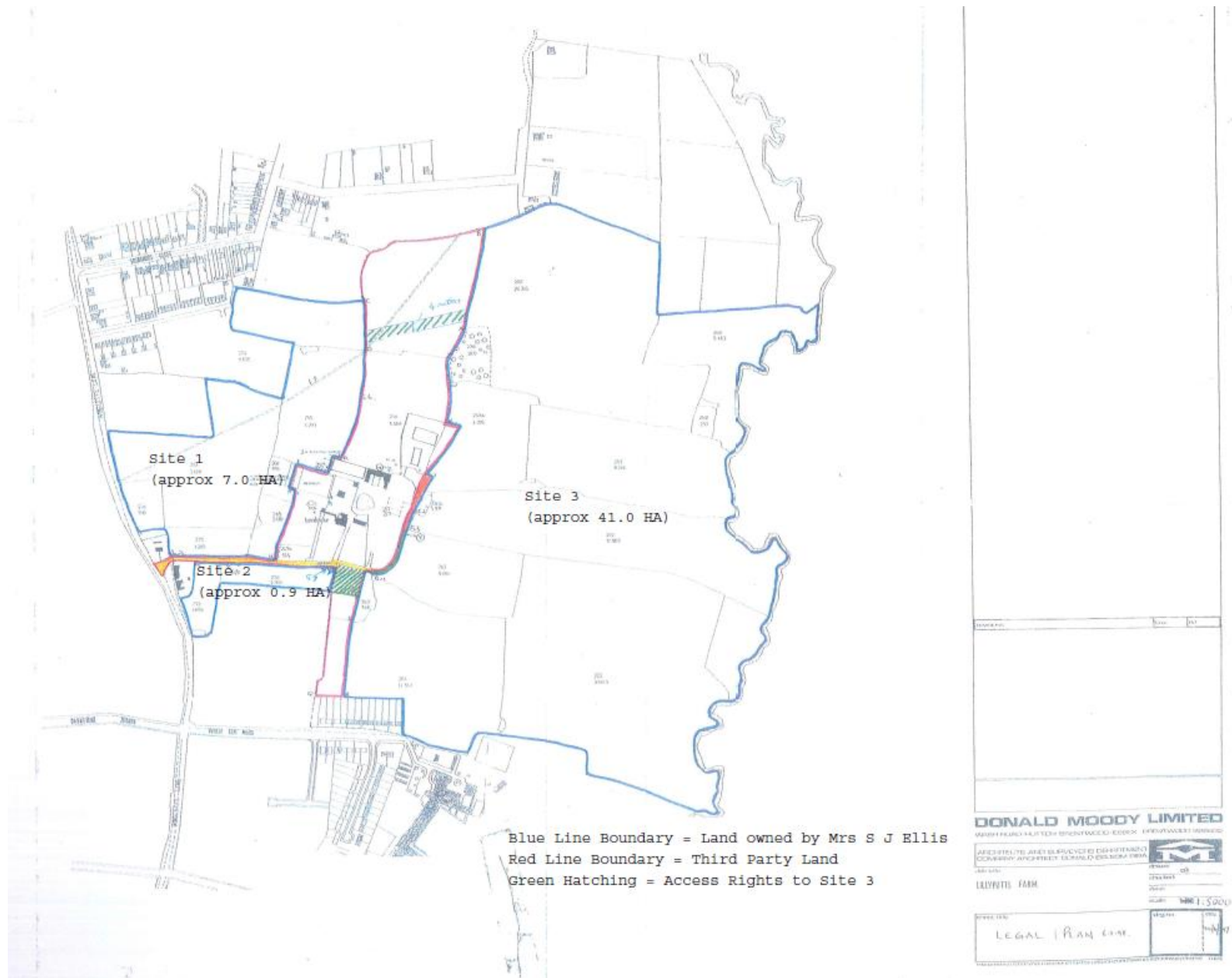


Town Mill | Mill Lane | Stebbing | Dunmow | Essex | CM6 3SN
Telephone: 01371 855855 Fax: 01371 856201 Email: info@am-plan.com Website: www.am-plan.com

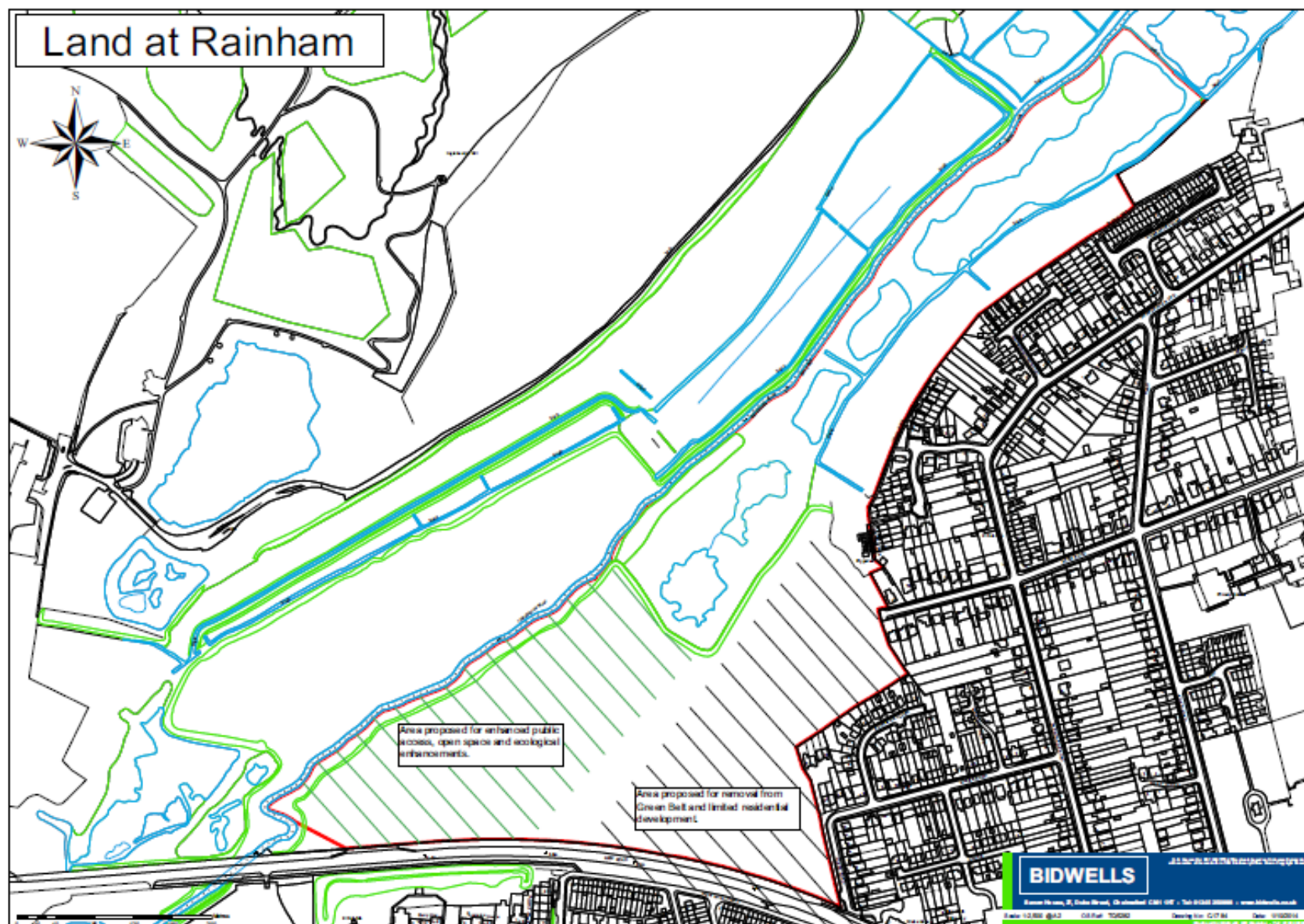
GB25 – Land at Lincoln Close and north of Hubbards Close, Hornchurch



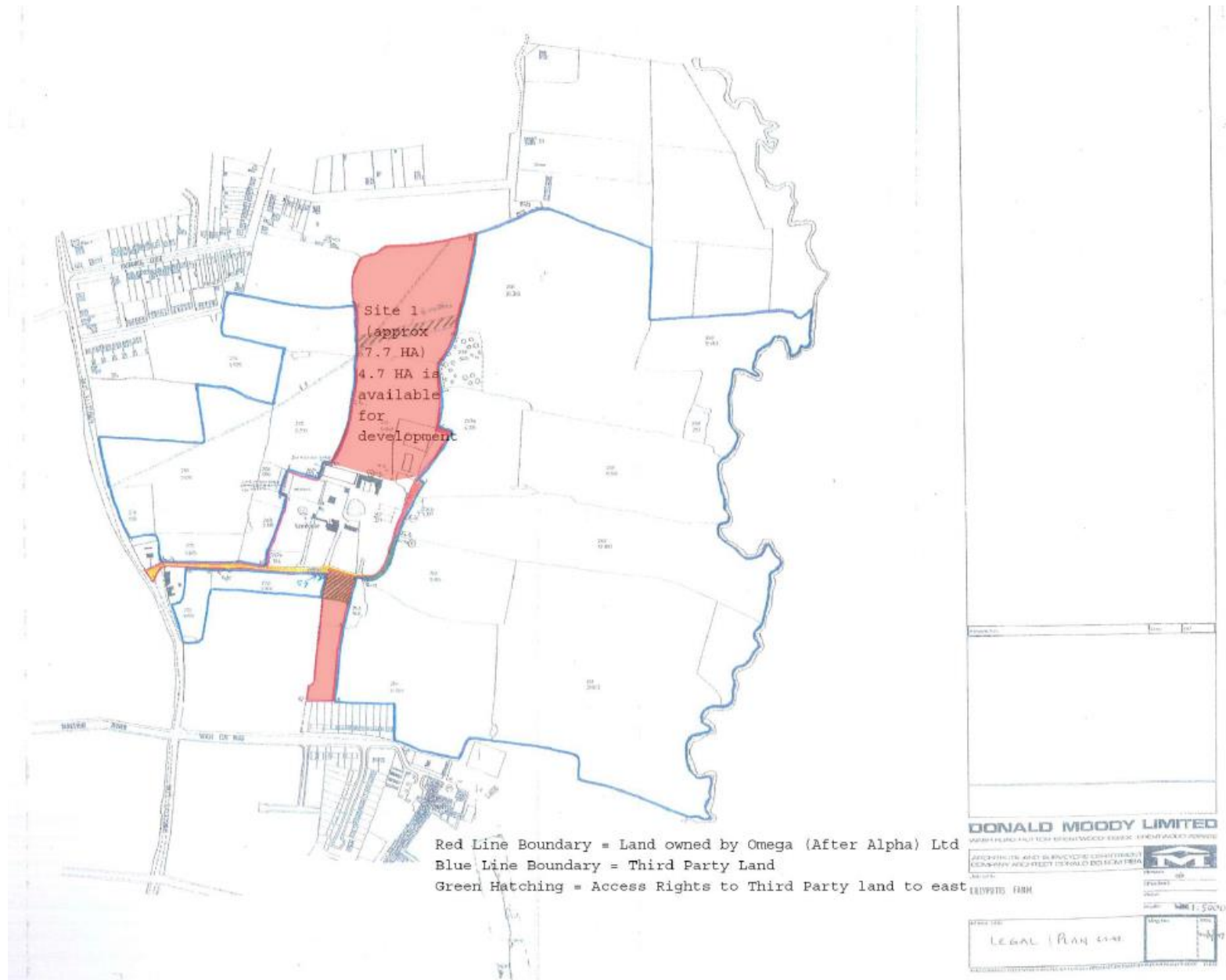
GB26 – Land to the East of Wingletye Lane , Hornchurch (Surrounding Lillyputts Farm)



GB27 – Land to the North of New Road, Rainham (south of the Ingrebourne River)

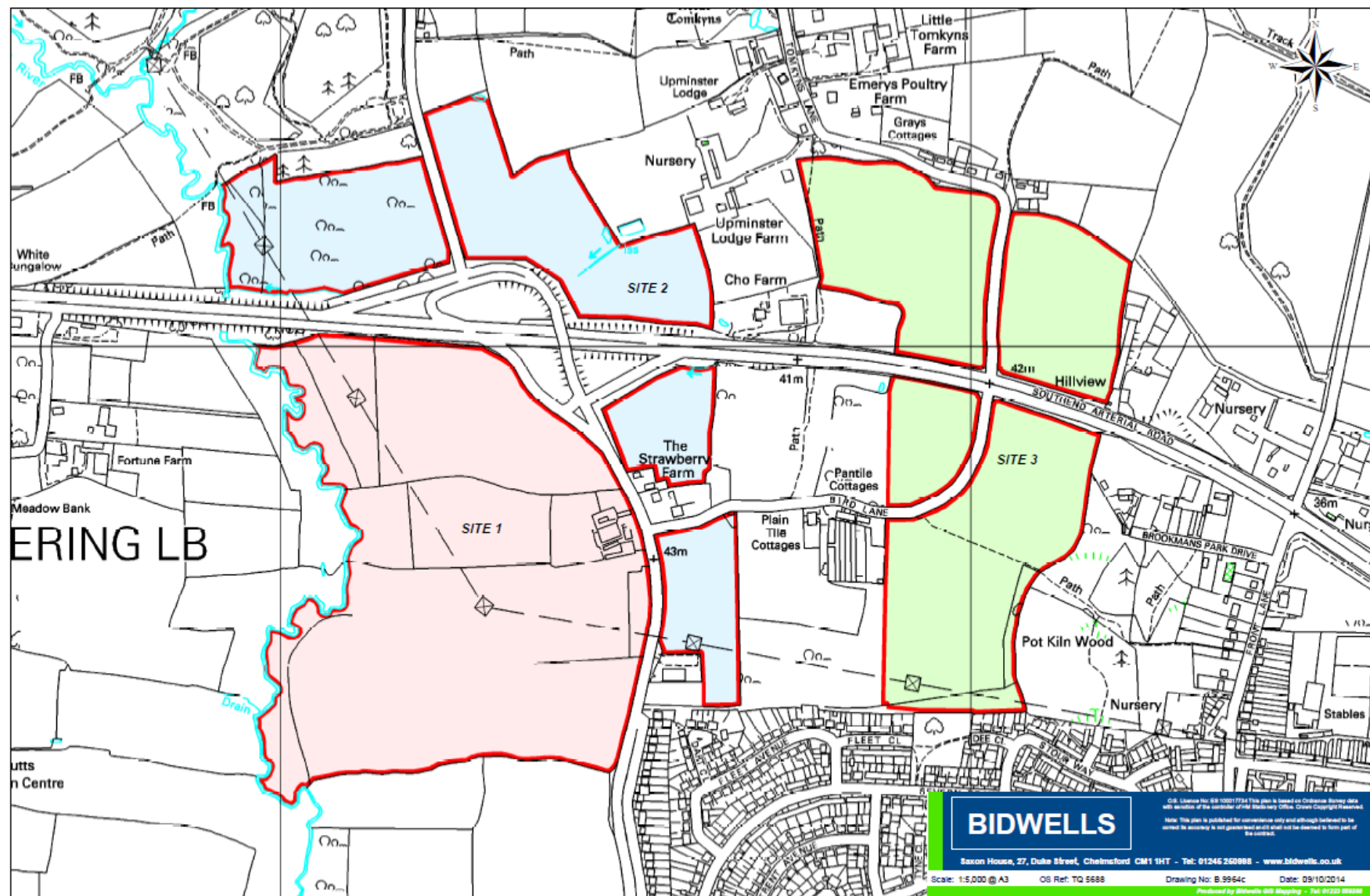


GB28 – Land at Lillyputts Farm, Hornchurch, (to the east of Elliot Playing Fields)



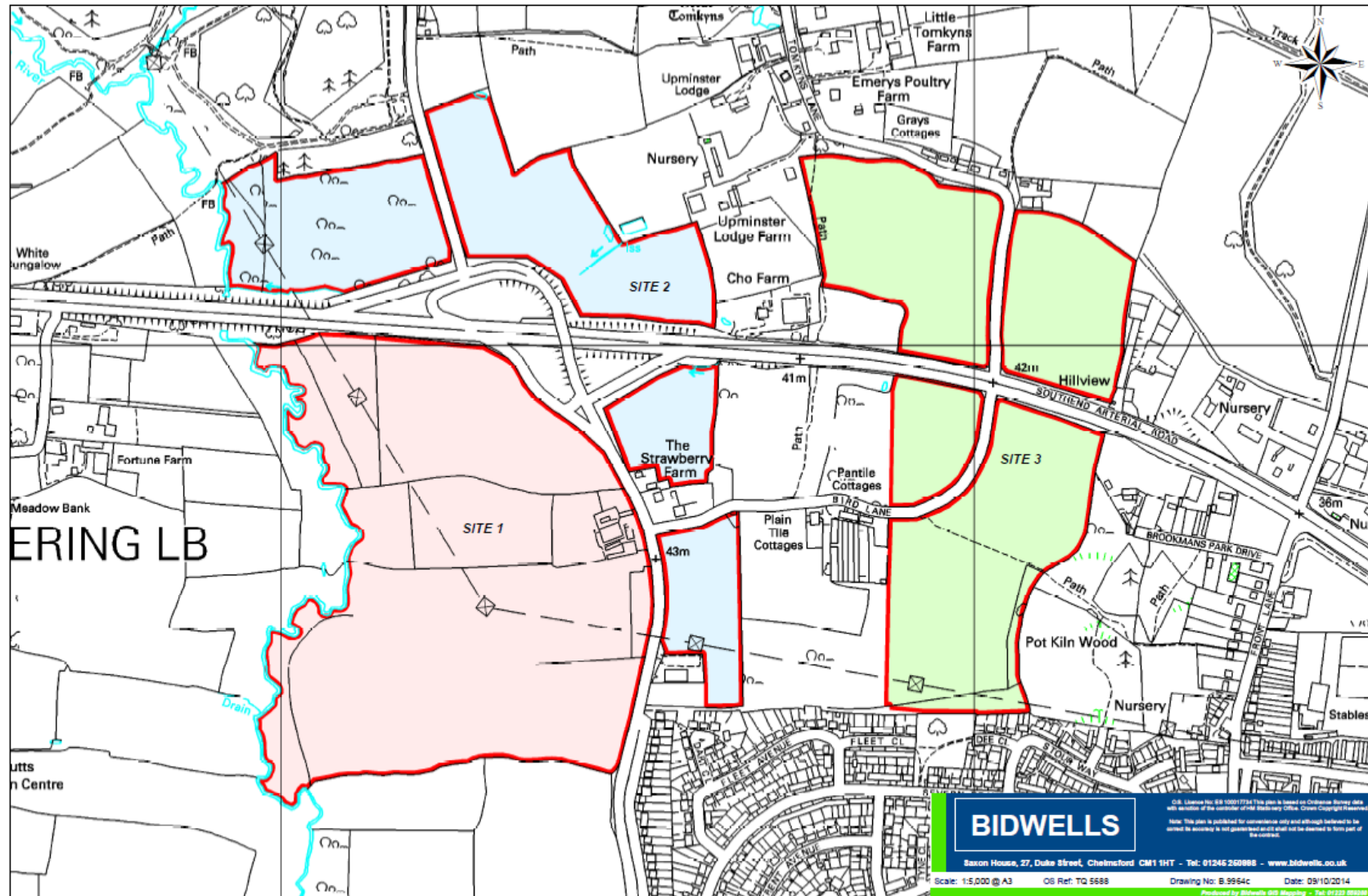
GB29 – Chapmans Farm (Site 1), Upminster (to the south of Southend Arterial Road and west of Hall Lane)

Trinity Hall, Upminster



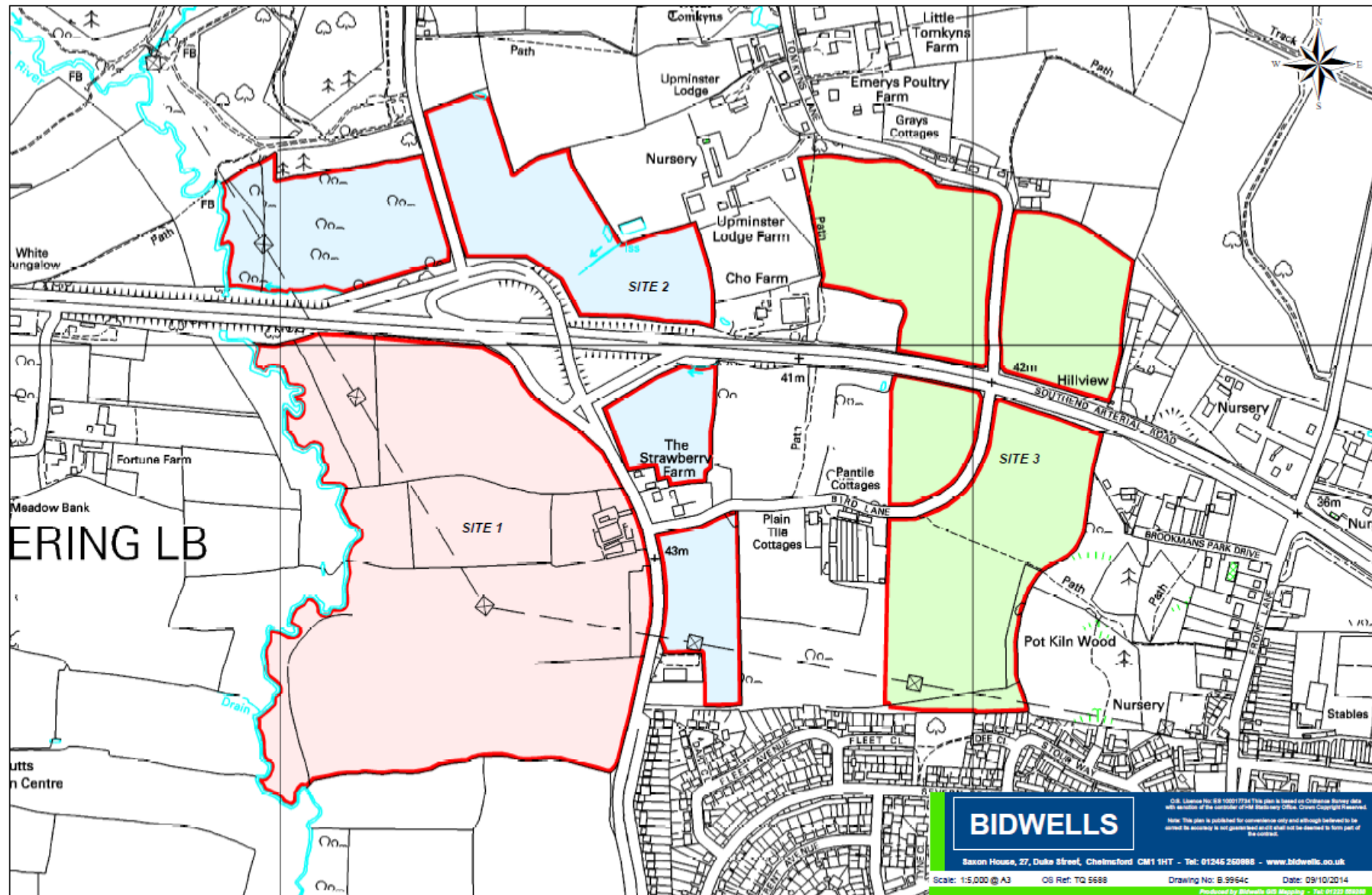
GB30 – Chapmans Farm (Site 2), Upminster (land to the south of Southend Arterial Road and East of West Hall Lane and land to the north of Southend Arterial Road and east and west of Hall Lane)

Trinity Hall, Upminster

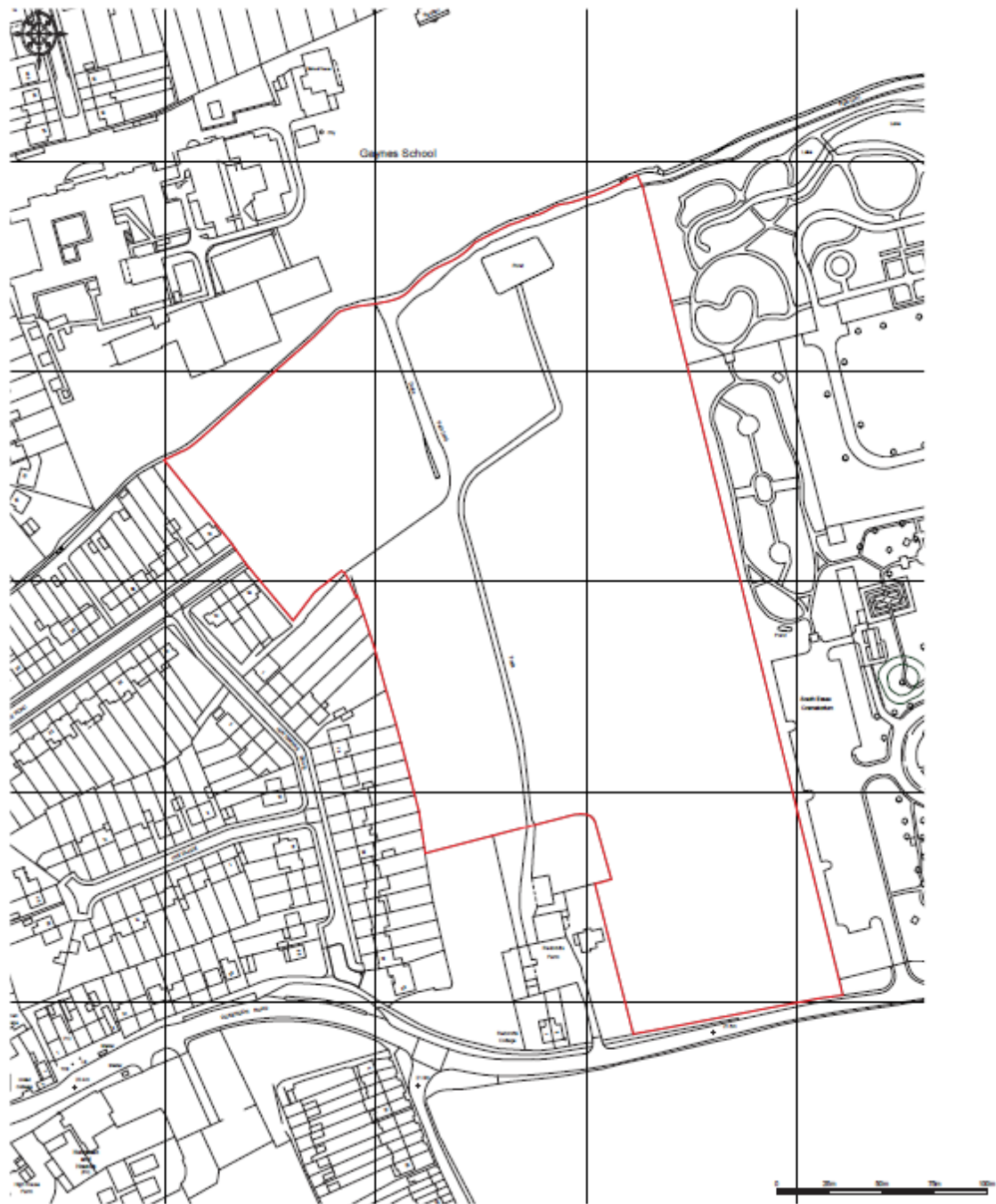


GB31 – Chapmans Farm (site 3), Upminster (land to the north and south of Southend Arterial Road and east and west of Bird Lane and Tomkyns Lane

Trinity Hall, Upminster



GB32 – Land north of Ockendon Road, Upminster (Adjacent to Redcrofts Farm)



KEY

Location of Site



Project Ockendon Road, Upminster,
RM14 2DJ

Title Site Location Plan

Client Higgins Homes

Date February 2015

Scale 1:2500 @ A4

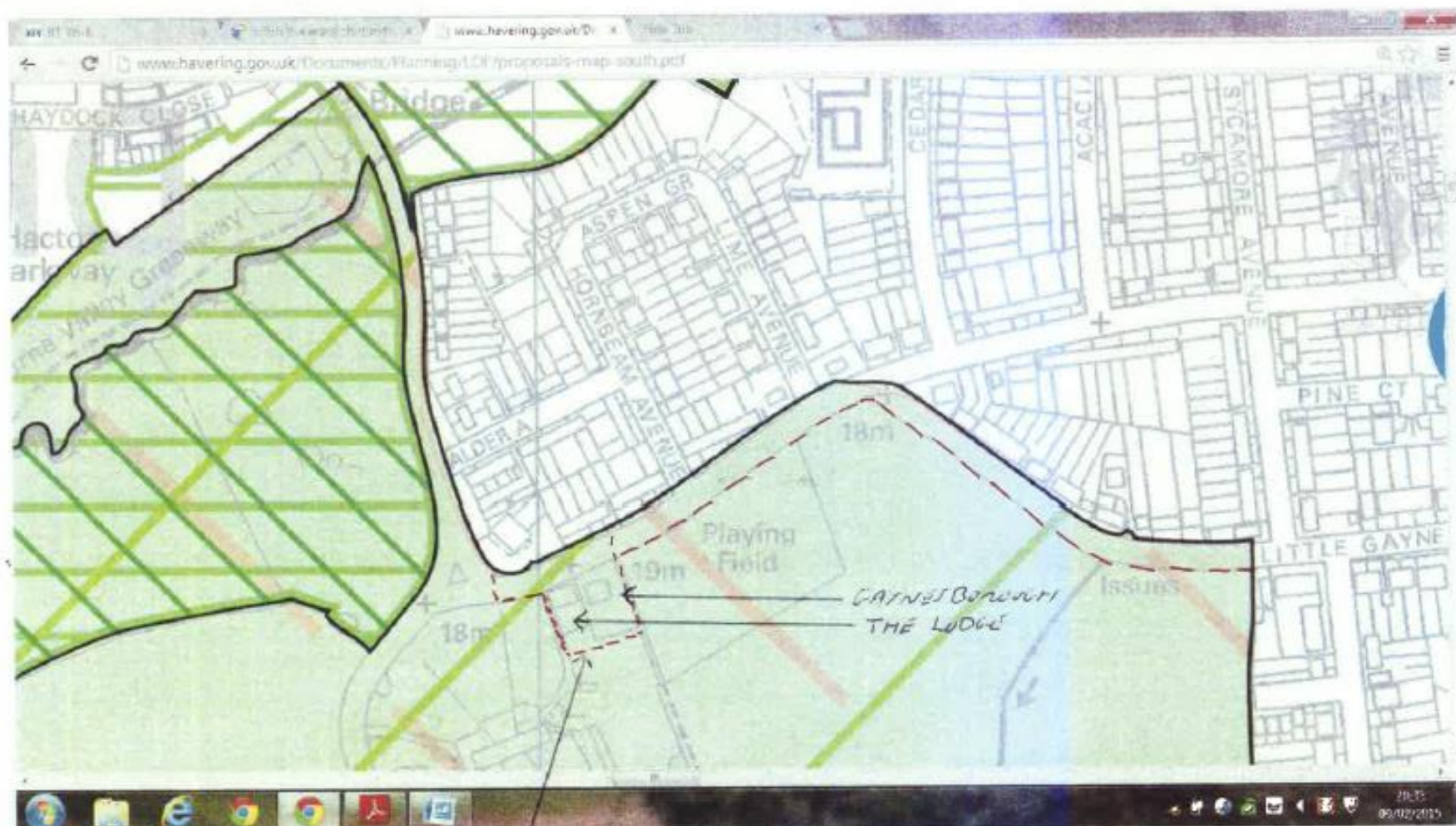
Drawn by SW

Dwg No IL14246001



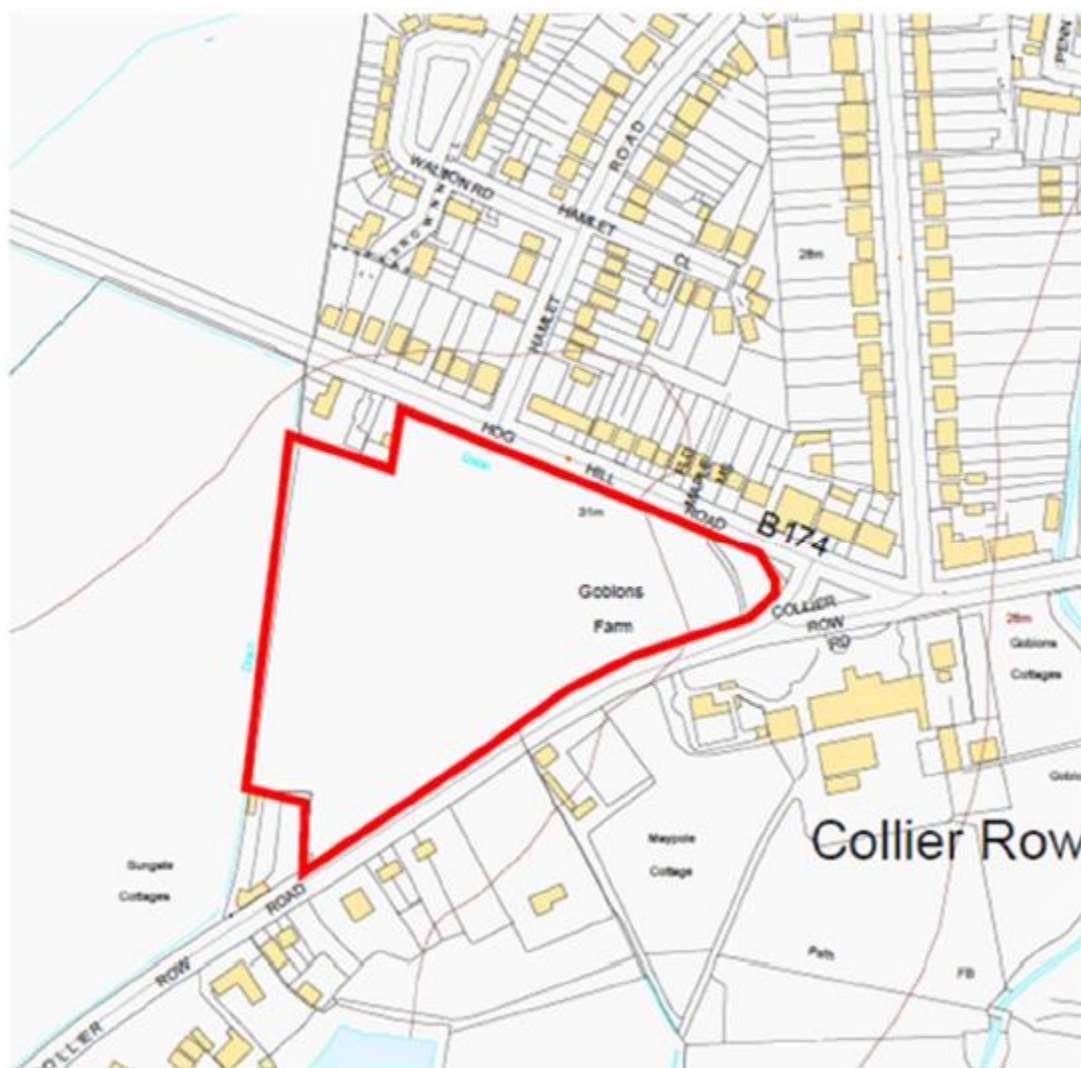
OS 1:2500
Based on Ordnance Survey mapping with the permission of the Ordnance Survey
© Crown Copyright reserved. Licence number 100035051

GB33 – Gaynesborough, Little Gaynes Lane, Upminster

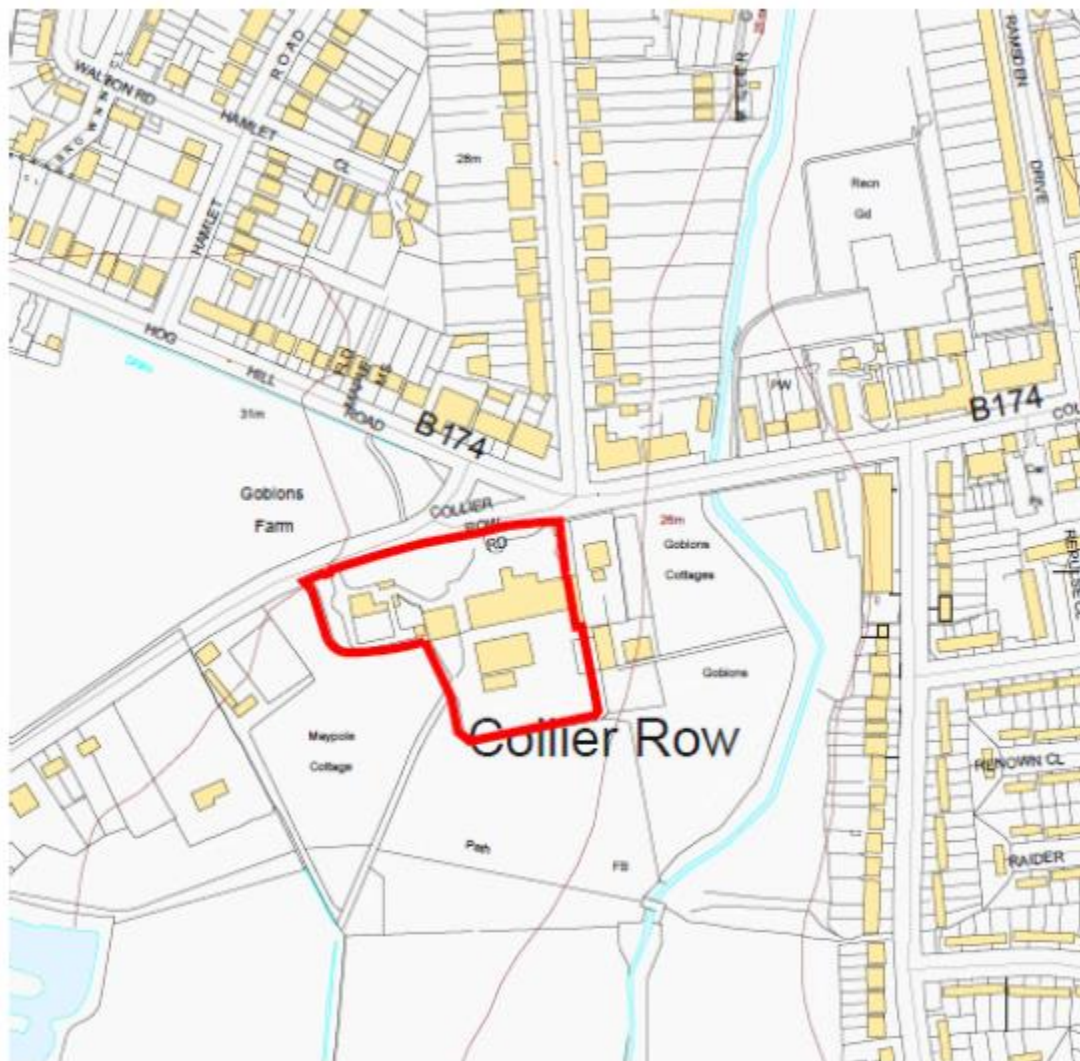


--- PROPOSED REVISED GREEN BELT BOUNDARY

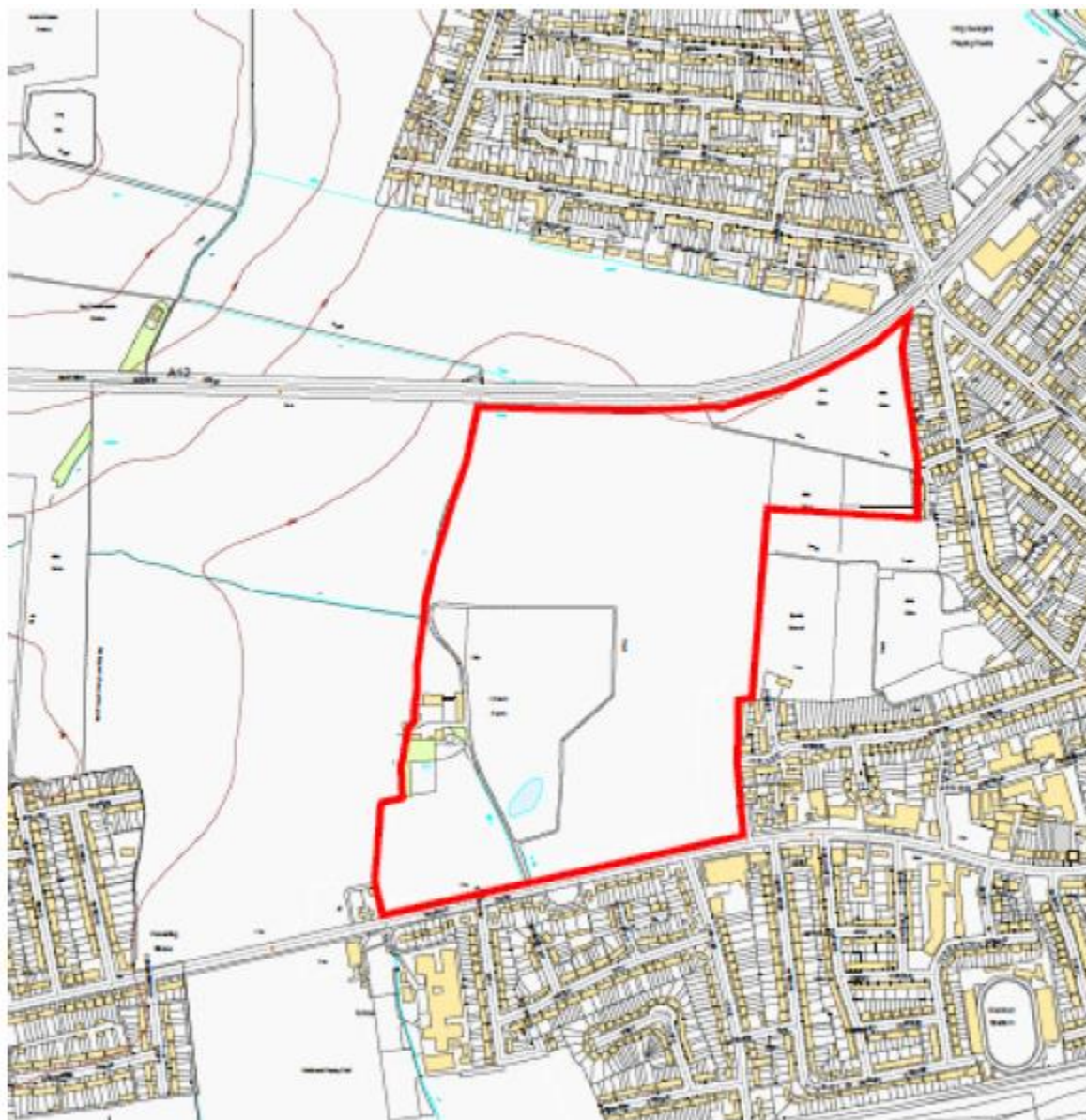
GB34 – Land between Collier Row Road and Hog Hill Road, Collier Row, Romford



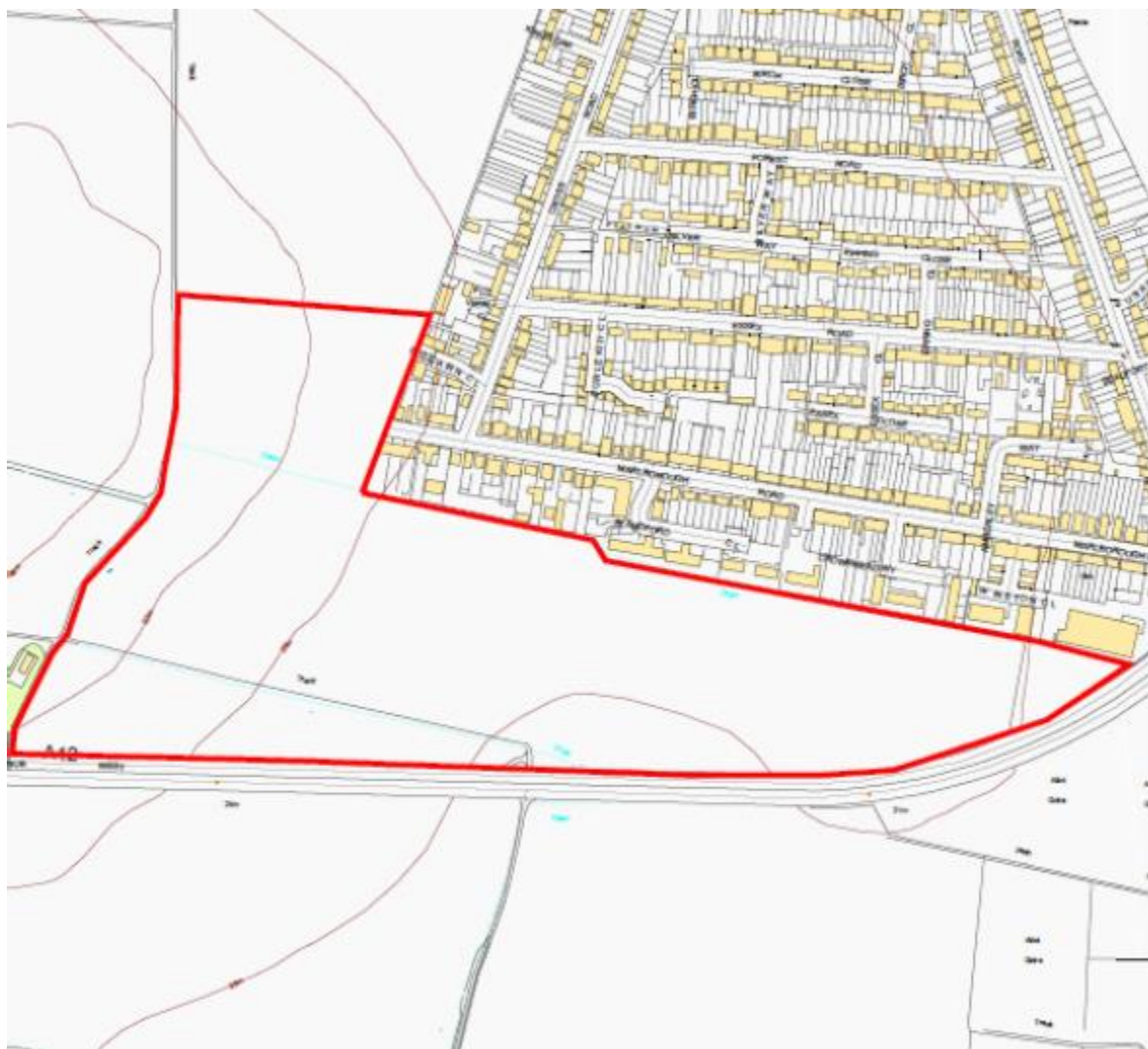
GB35 – Land at Gobions Farm, Collier Row Road, Romford



GB36 – Land between London Road and A12, Mawneys, Romford

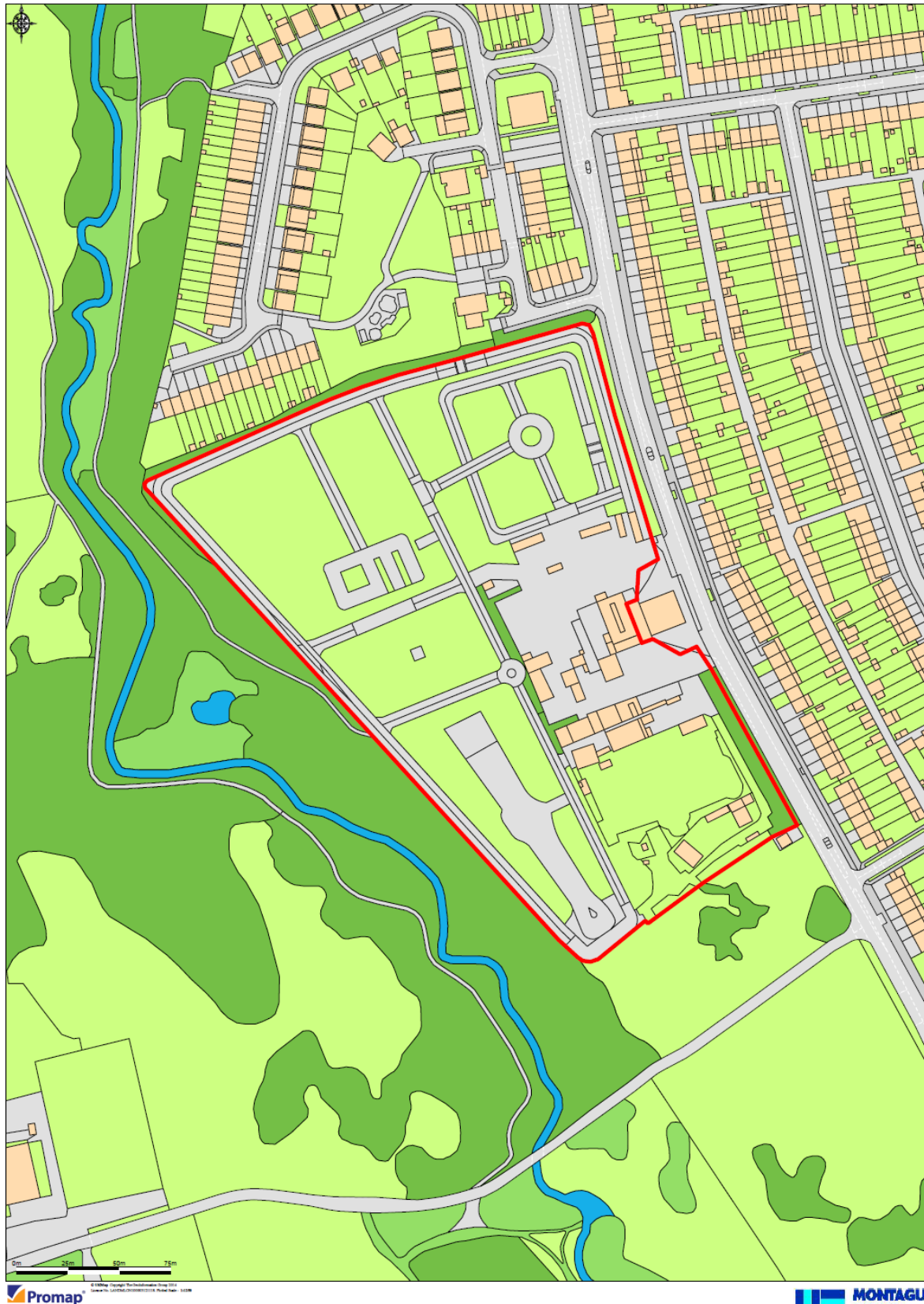


GB37 – Land between Marlborough Road and A12, Mawneys, Romford

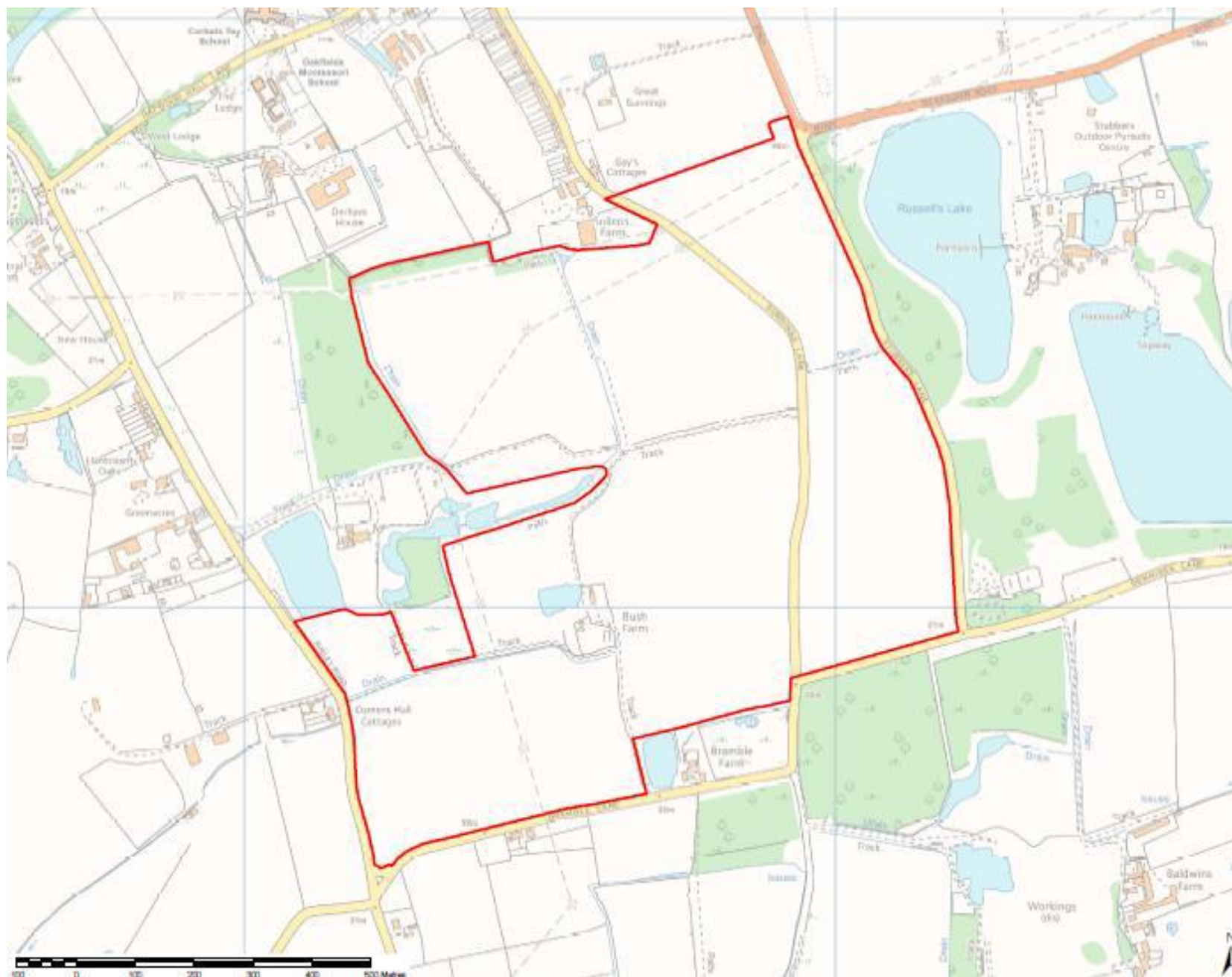


GB38 – Cardrome, Upper Rainham, Hornchurch

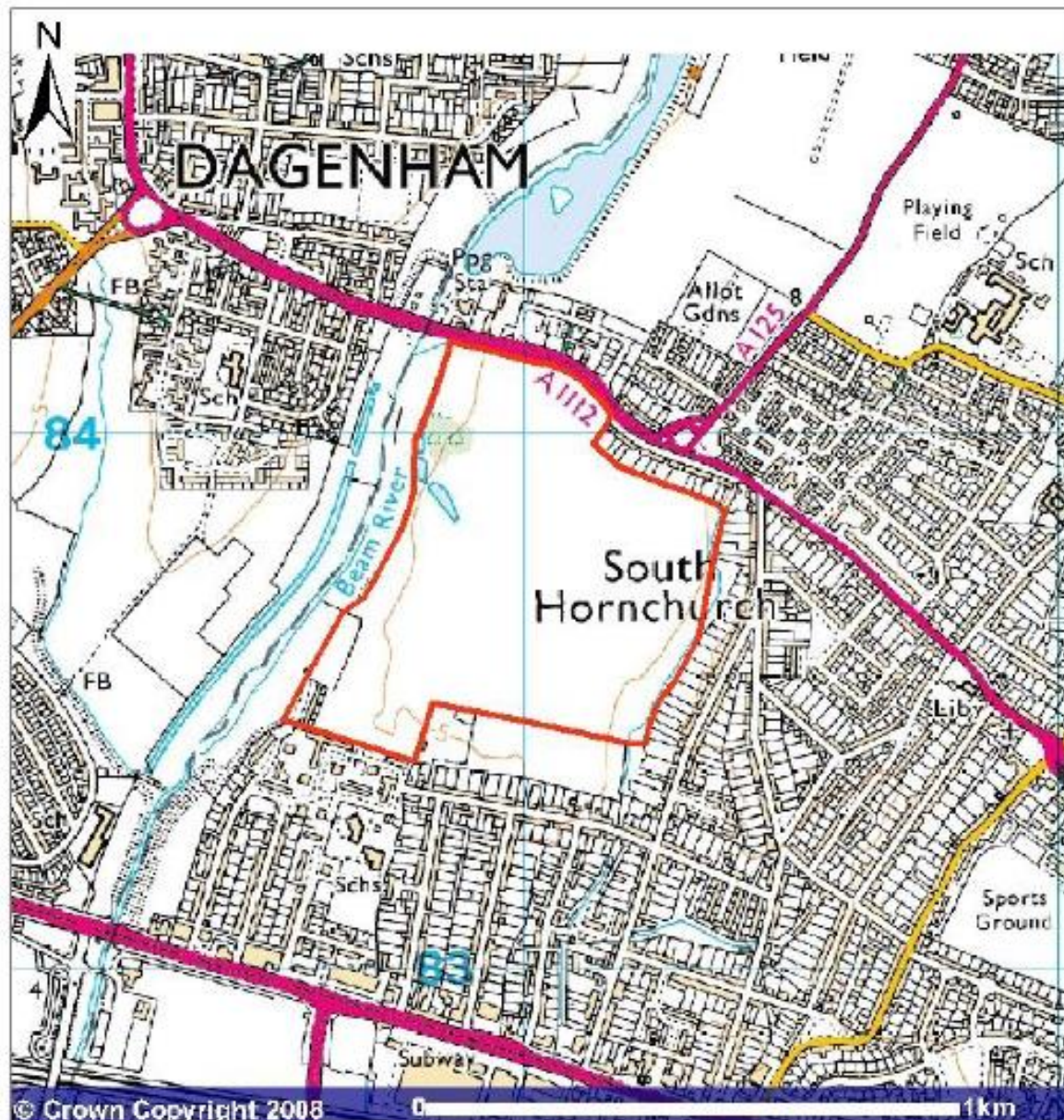
Site Location Plan: Rowley Cardrome, Upper Rainham, Hornchurch, Essex, RM12 4EU



GB39 – Land at Bush Farm, Corbets Tey, Upminster



GB40 – Land at Mardyke Farm, South Hornchurch



Reproduced from Ordnance Survey map data by permission of Ordnance Survey, ©
Crown copyright. EAD OS Licence 100046104

Key

— Site boundary

ead
ecological consultants

Ebbeliff Ltd

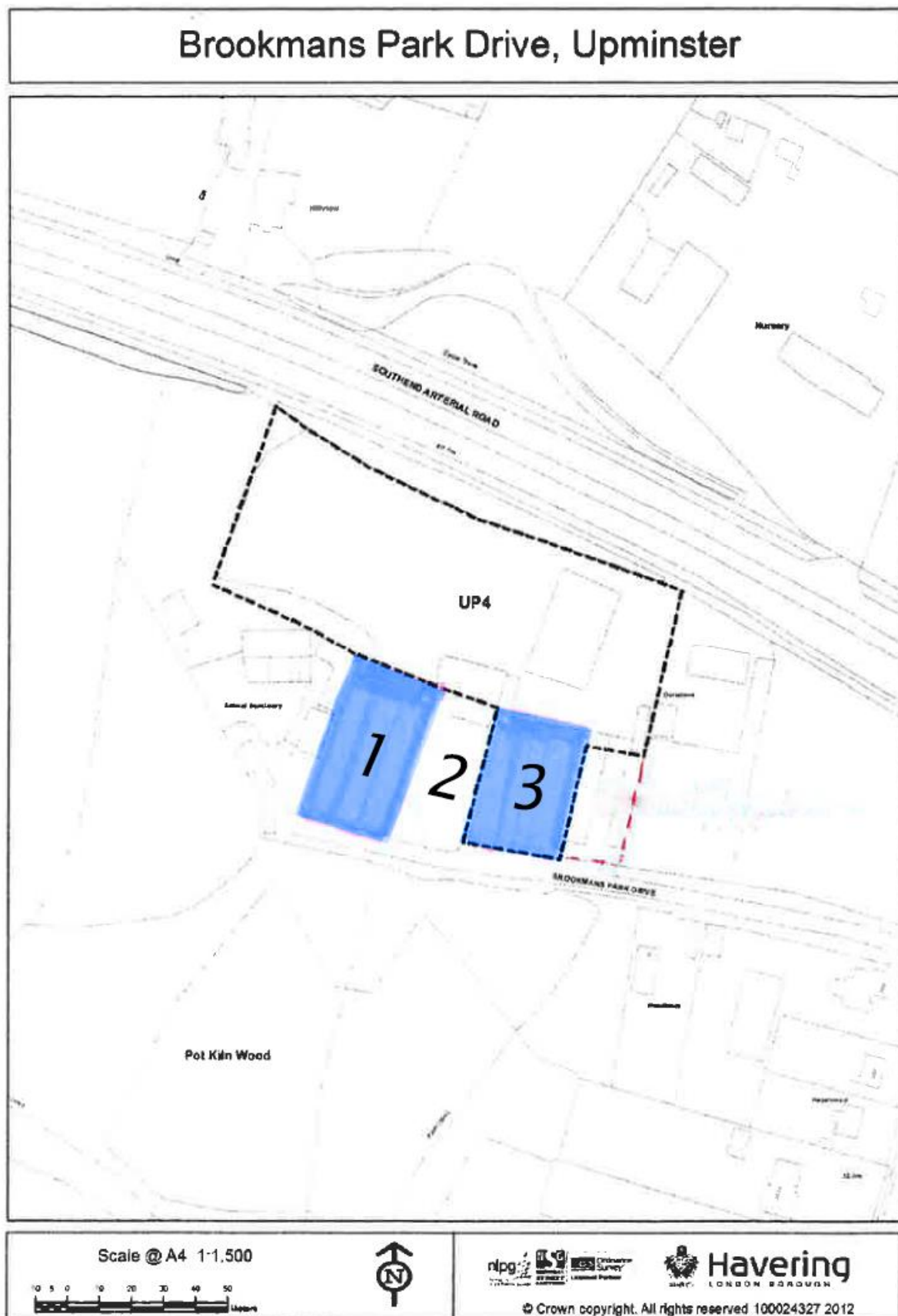
Mardyke Farm, Havering

Figure 1: Location Plan

GB41 – Land between 306 and 312 Wennington Road, Rainham



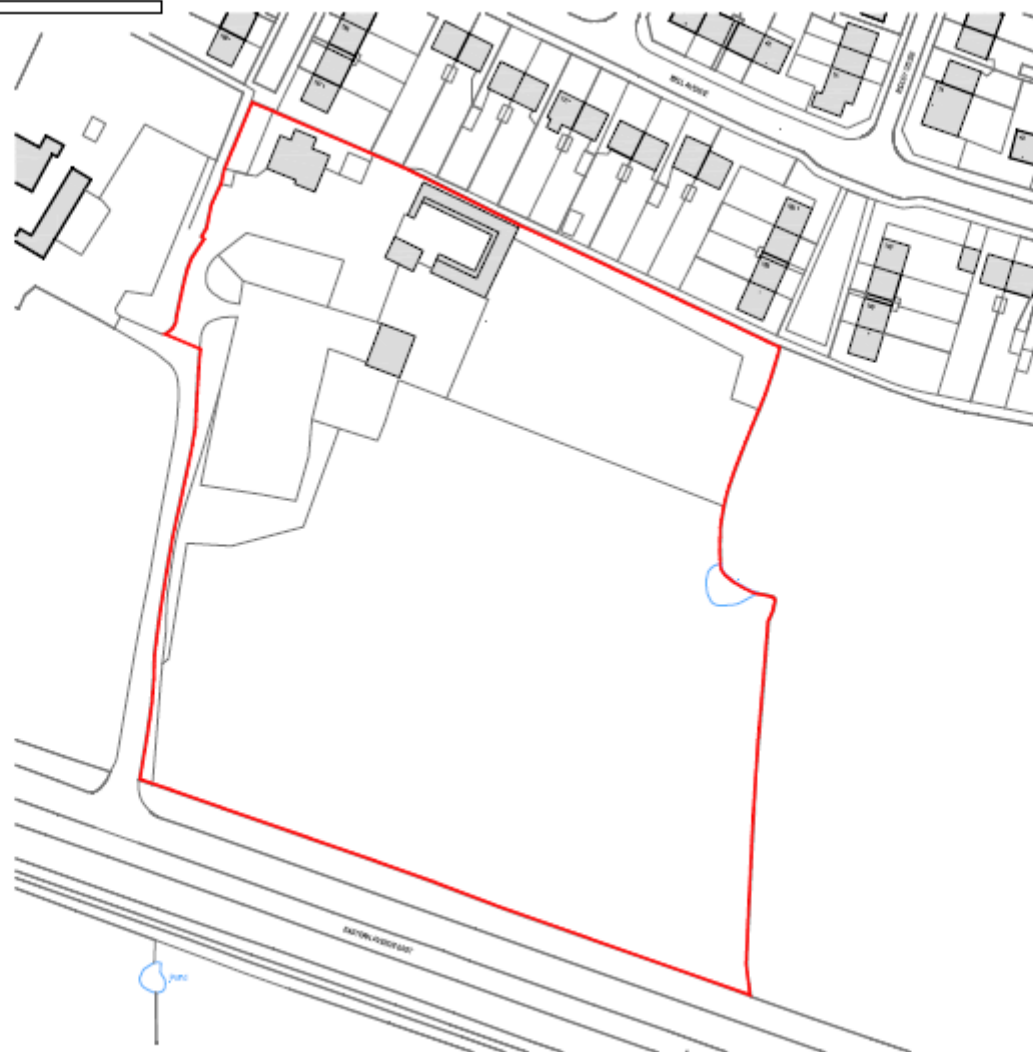
GB42 – Land to the North of Brookmans Park Drive, Upminster



GB43 Land at Park Farm & Meadow Farm, Eastern Avenue East, Romford, RM3 7NR



1:1000 Scale
The study is to be used for planning purposes only.
The study is to be used for planning purposes only.
The study is to be used for planning purposes only.
The study is to be used for planning purposes only.



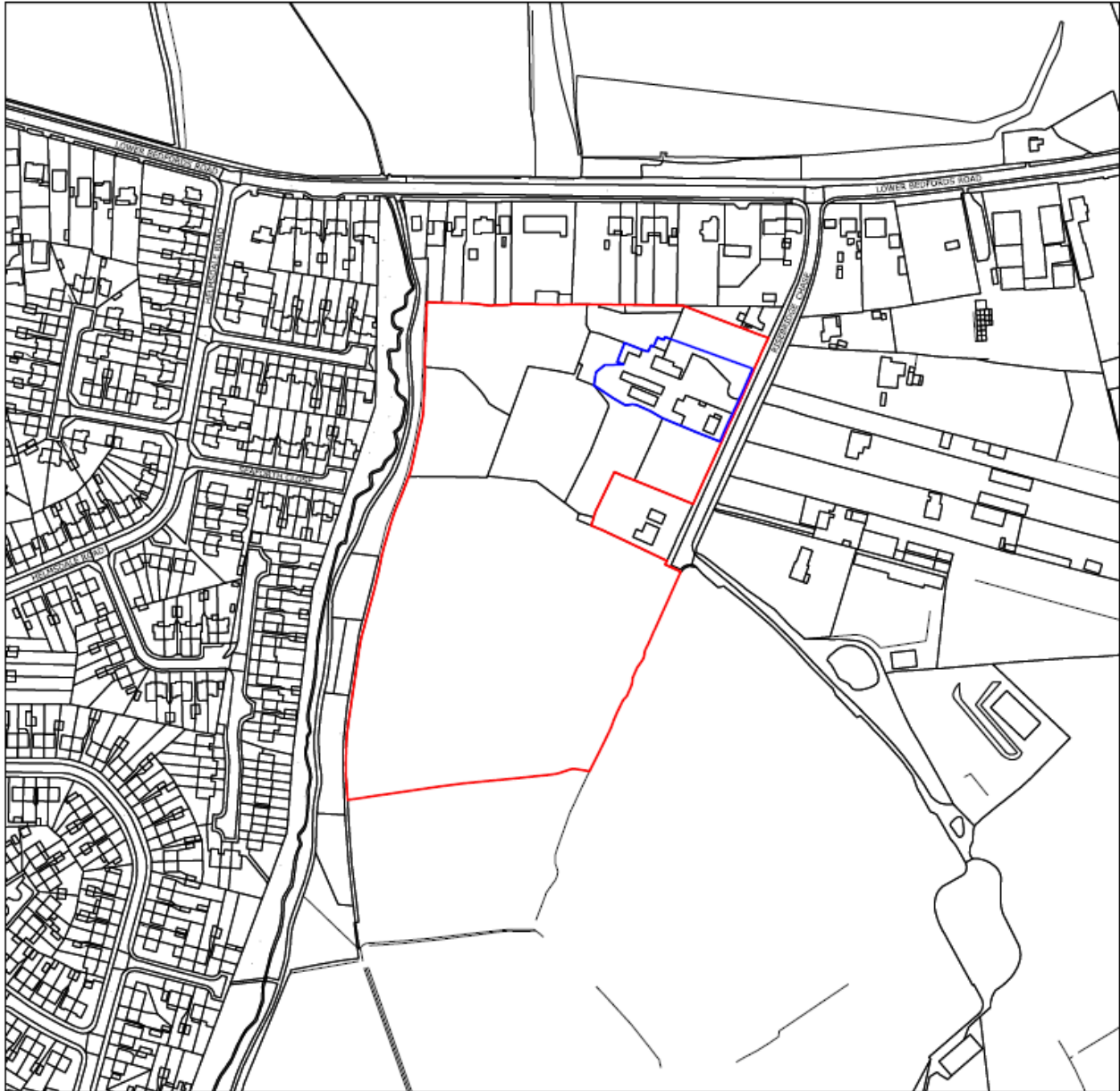
LOCATION PLAN

DWG NO: PL-5412_01 - SCALE: 1/1000 @ A3 - DATE: AUG 2015

MEADOW FARM, EASTERN AVENUE EAST, ROMFORD, ESSEX, RM3 7NR



GB44 Land on the West side of Risebridge Chase, Romford



Ordnance Survey, Victoria. Copyright 2015. All rights reserved. Licence Number: 100020102



Icon Projects
 Icon House
 114-116 Charing Cross Road
 London, WC2H 0LR
 T 020 3640 8998
 F 020 3436 4228
 mail@iconprojects.com



Team
 Planning

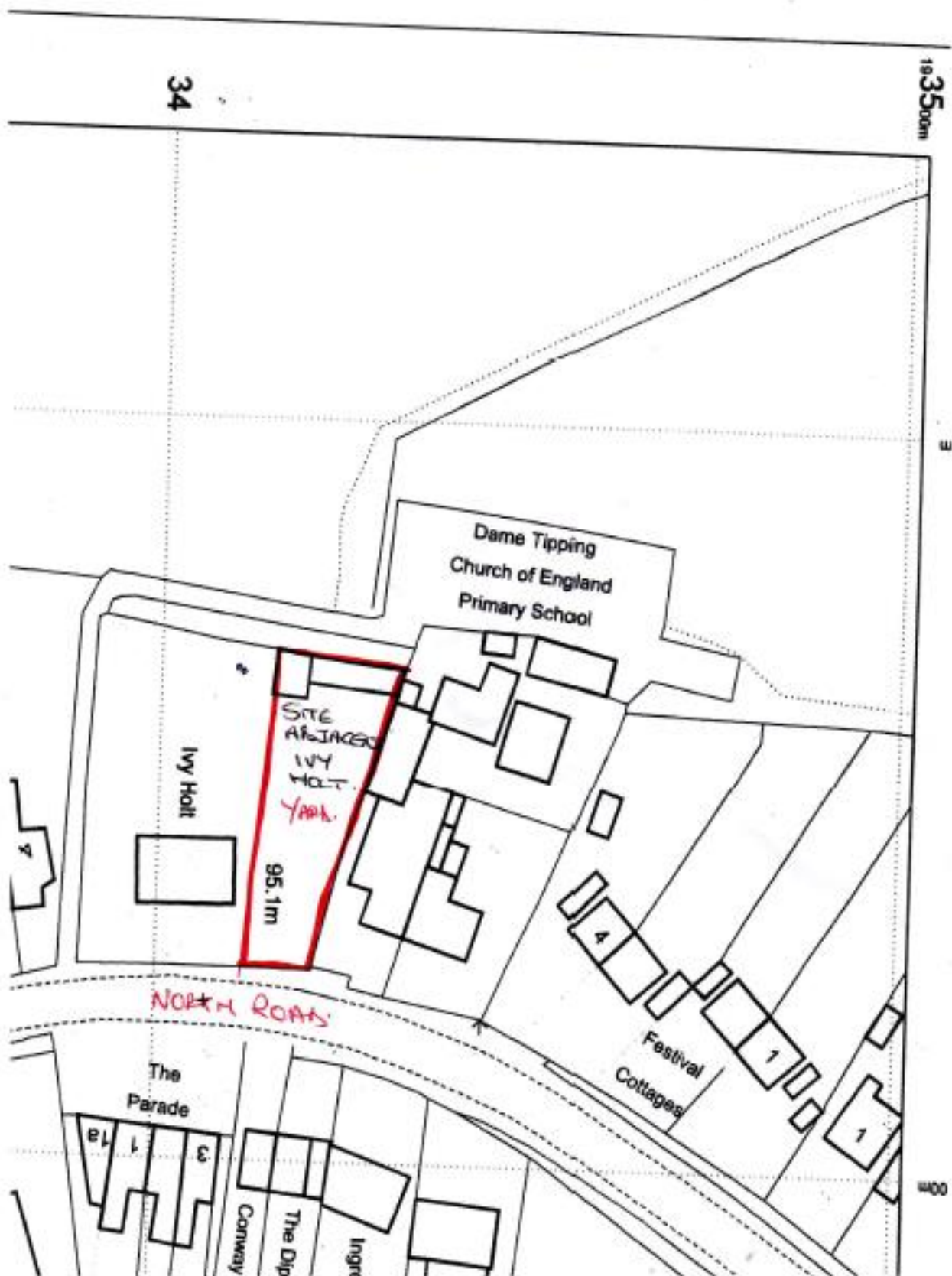
Project
 Land at Risebridge, Romford

Site Boundary

Drawn by	Checked by	Approved by
ML		PD
Scale @ A1	2500	Date 21.09.2015
Project No.	15_0017	Drawn by ML

Icon Projects accept no responsibility for any errors and omissions in this drawing. Only the original drawing is to be used for any purpose.

GB45 – Land adjacent to Ivy Holt, North Road, Havering Atte Bower



LUNG CONST
 EPPING FOREST
 DISTRICT
 BRIGHTWOOD AND OINGAR
 50 CQNGT

STAPLEFORD ABBOTTS CP
PASSINGFORD WARD
ONGAR RD
ESSEX COUNTY

GREATER LONDON

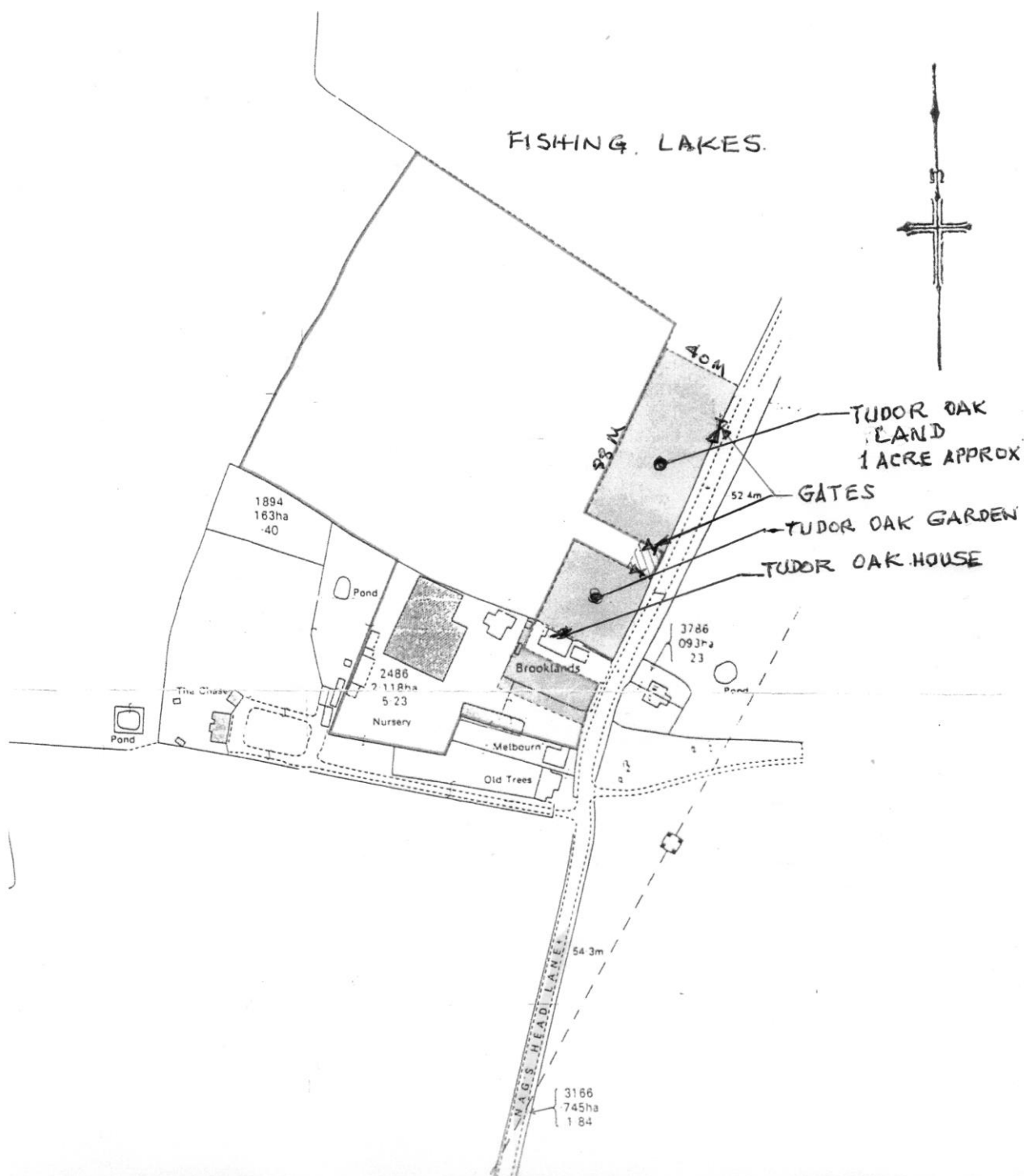


GB48 – 178 /Rear of 188 Crow Lane Romford



GB49 – Tudor Oak, Nags Head Lane

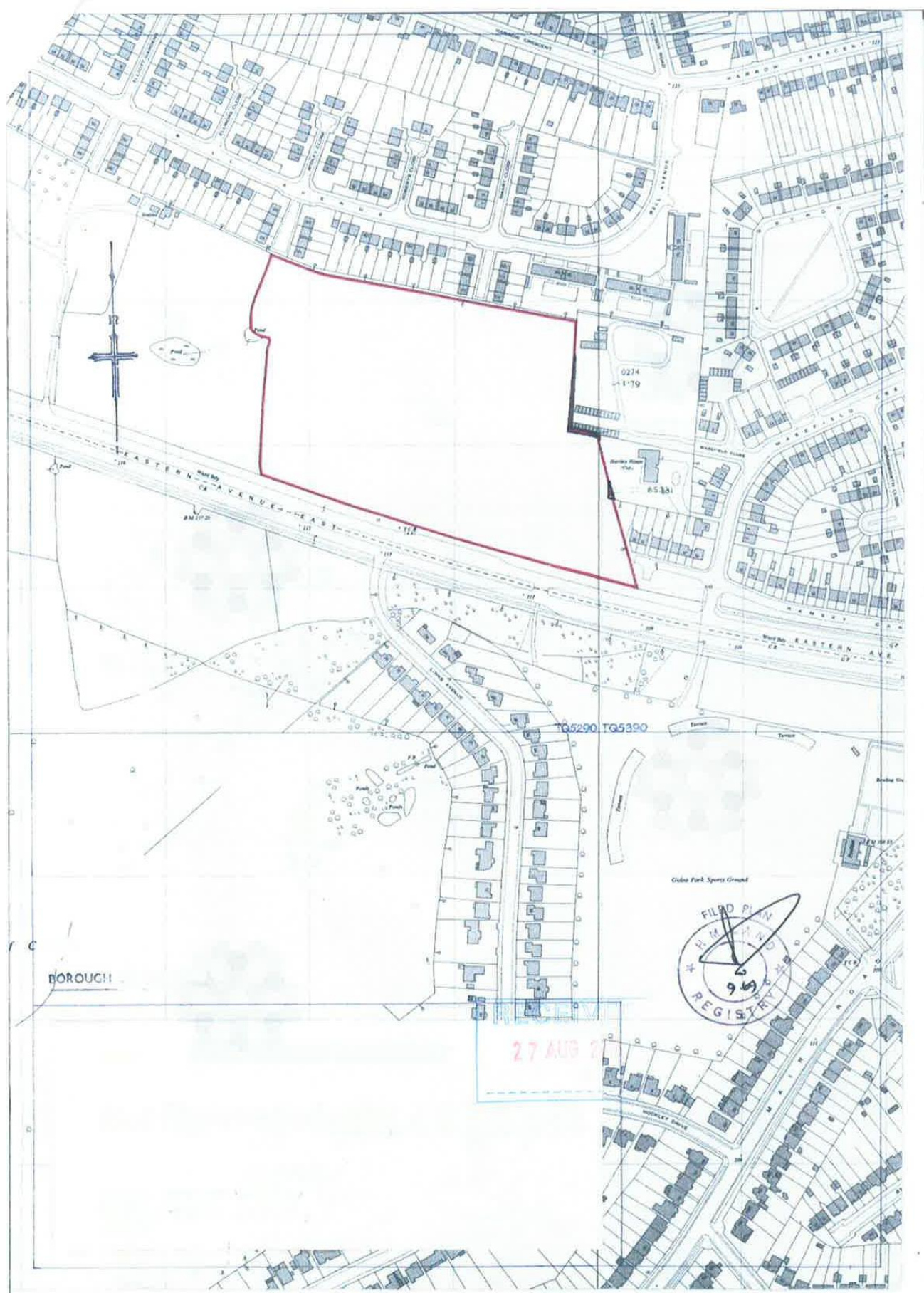
LAND REGISTRY		TITLE NUMBER
		EGL 374942
KEY	TQ 5690 F TQ 5691 H	Scale 1:2500
LONDON BOROUGH OF HAVERING		© Crown Copyright



GB50 – Park Corner Farm Hacton, Upminster, Essex



GB51 – Land north of Eastern Avenue East



GB52 – Oak Royal Nurseries, 355A Front Lane, Upminster, Essex, RM14 1LW

Awaiting the submission of a site plan

GB53 – Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP



GB54 – Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP



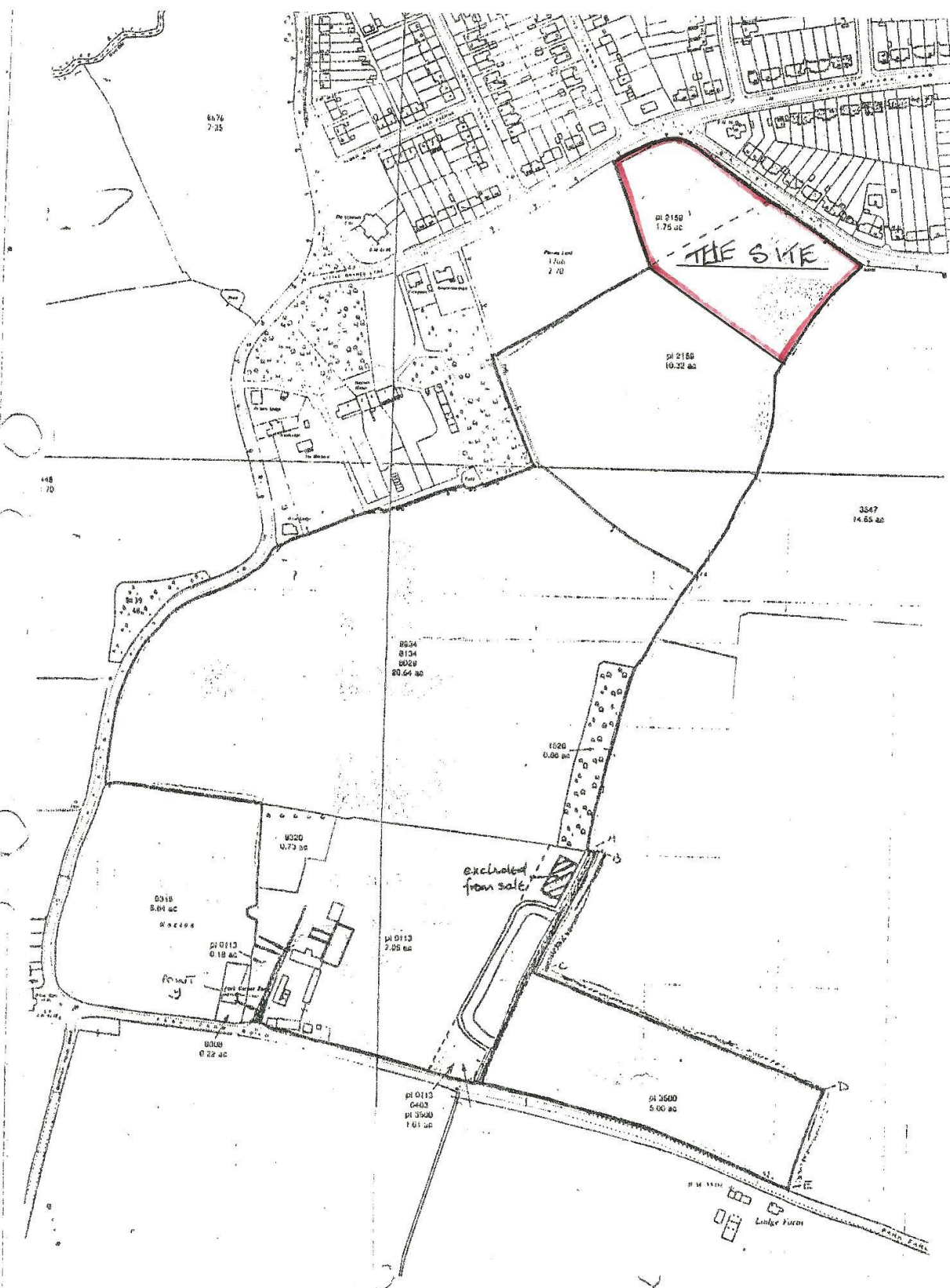
GB55 – Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP



GB56 – Tomkyns Manor, Tomkyns Lane, Upminster, Essex RM14 1TP

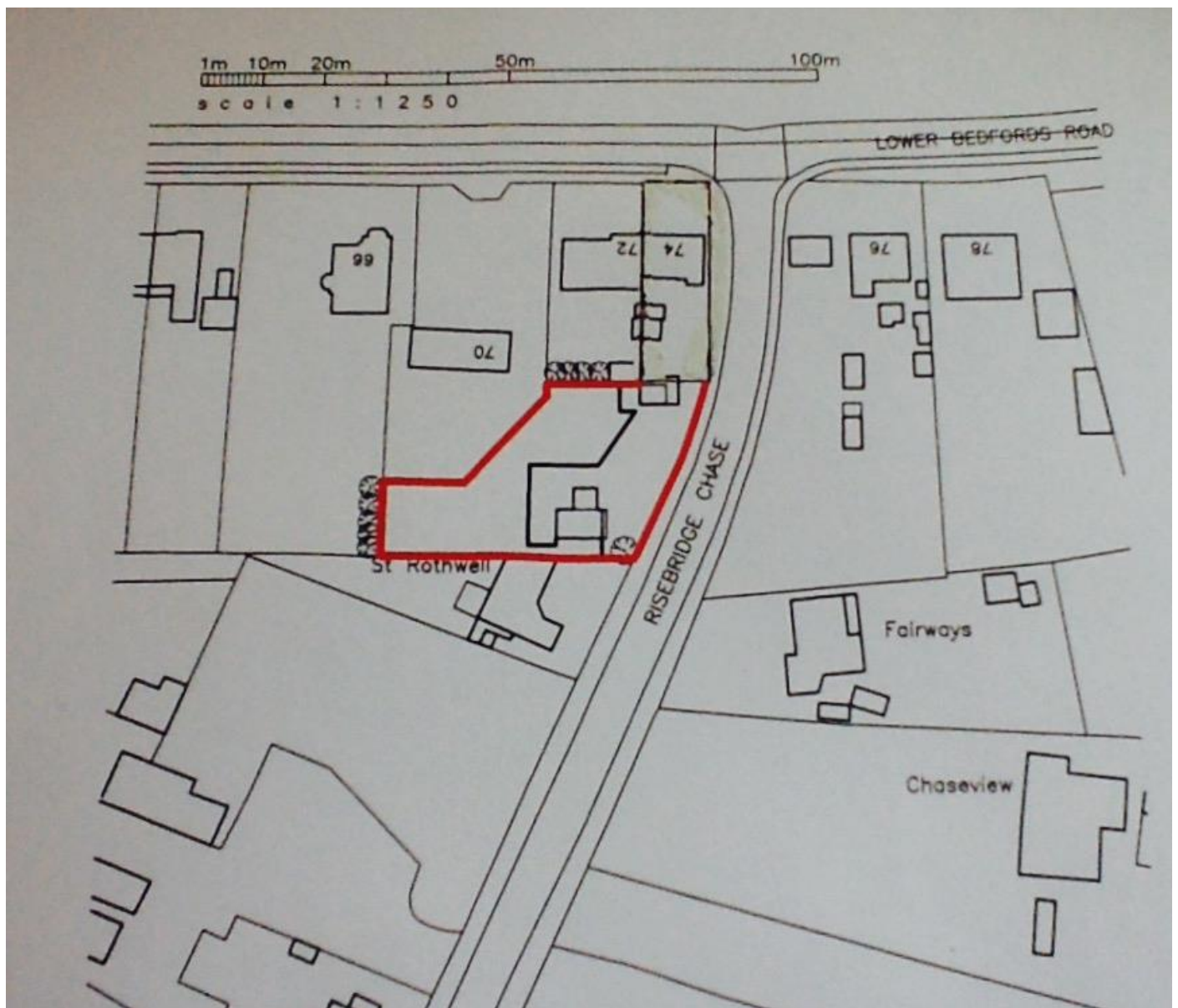


GB57 – Little Gaynes Lane, Upminster



LOCATION PLAN

GB58 – Rear of 74 Lower Bedfords Road, Romford, Essex, RM1 4DG



<h1 style="margin: 0;">H.M. LAND REGISTRY</h1>		TITLE NUMBER	
		EGL 62717	
ADVANCE SURVEY REFERENCE	TQ 5684	SECTION	Scale 1/2500
COUNTY OF GREATER LONDON		DISTRICT-BOROUGH OF HAVERING	
		© Crown copyright 1976	

Bush Farm

Pond

5672
5.62

Approx 4 ACRES

Brambles

B67B
3.34

SUNNING'S LANE

B M 72-52

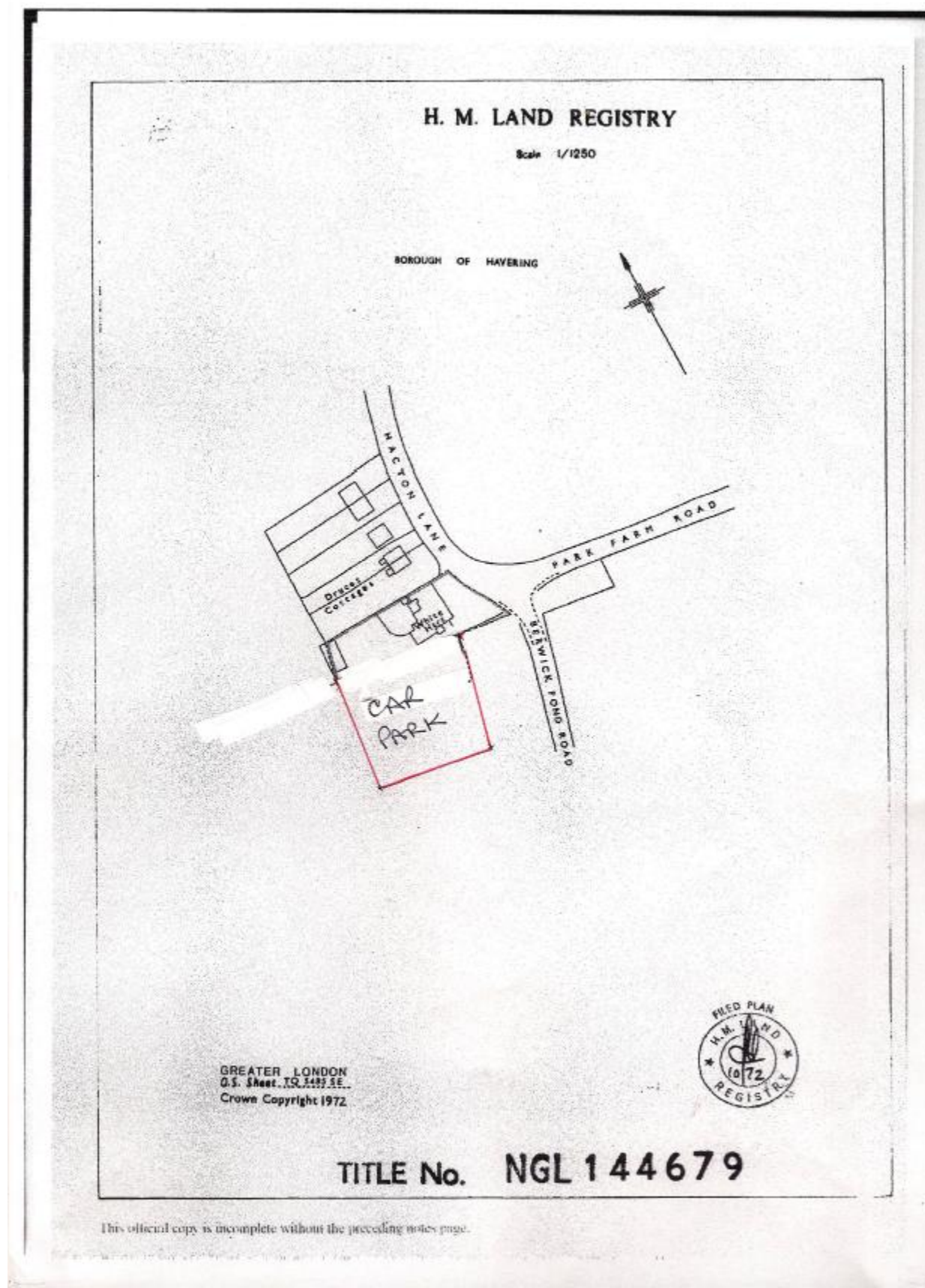
6968 2.08

7454
31.06

KEY

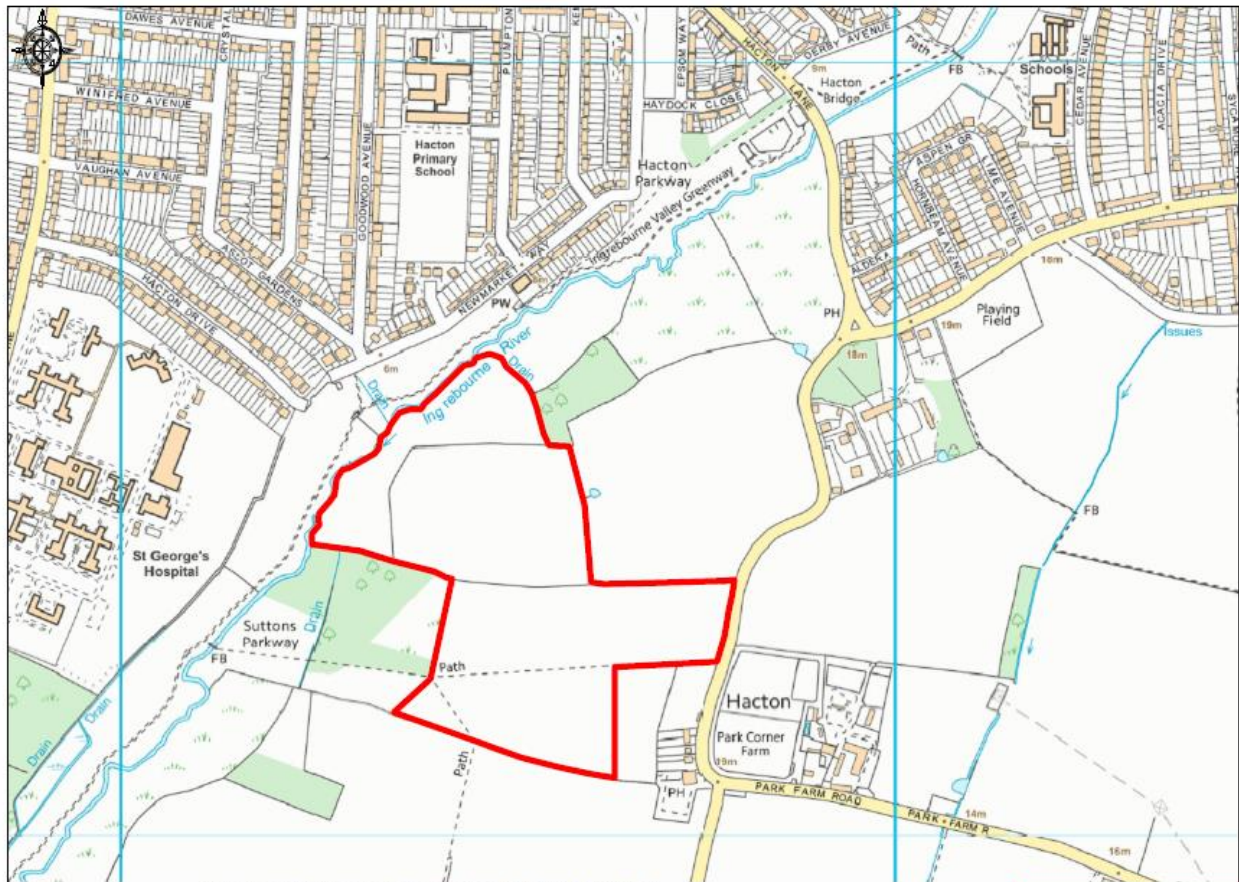
THICK LINE CONSISTING OF THE PART OR WITH A THICK LINE REPRESENTING THE IN THE FILED PLAN IS MORE DESCRIBED IN THE PROPERTY REGISTER. LINE ENCLOSES ANY NUMBERED PARTS AND PREFIXES. THEN THOSE PARTS HAVE FROM THE TITLE.

GB60 – Car Park White Hart House, Hacton Lane, Upminster



GB61 – Land at Hacton Lane, Upminster

Land east of Hacton Lane, Upminster (1:7500)



Ordnance Survey © Crown Copyright 2016. All rights reserved. Licence number 100022452. Printed Scale - 1:7500

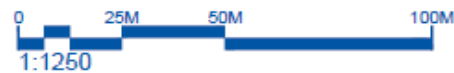
**STRUTT
& PARKER**

GB62 – 198 Crow Lane, Romford, RM7 0ES

Project Title : 198 Crow Lane, Romford, Essex, RM7 0ES			
Drawing Name : Location Plan			
Scale : 1:1250 @ A3	Checked : EG	Status : Application	Rev : -
Date : 23 Dec 2015	Plot Date : 23 Dec 15 12:04	Dwg No : 15.3273/M002	www.smartplanning.co.uk



Ordnance Survey (c) Crown Copyright 2015. All rights reserved. Licence number 100022432



1. It may be
not match

No.	Date	Amendment	Initials
-----	------	-----------	----------

© THIS DRAWING IS THE COPYRIGHT OF SMARTPLANNING. This document must not be reproduced in whole or in part without prior permission of Smartplanning Ltd. Registered in England No. 04369649. OS Licence Number 100042413

smartplanning 
Chartered Town Planners and Landscape Architects
Local Service - Nationwide

GB63 – 188a Crow Lane, Romford, RM7 0ES

Project Title : 188A Crow Lane, Romford, RM7 0ES

Drawing Name : Location Plan

Scale : 1:1250 @ A3

Checked : EG

Status : Application

Rev : -

Date : 11 Jan 2016

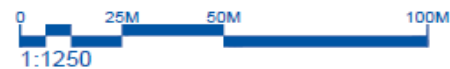
Plot Date : 11 Jan 16 12:48

Dwg No : 15.3277/M002

Reftendon Tompkins
Battlesbridge
Essex
SS11 7QL
+44(0) 870 013 8996
contact@smartplanning.co.uk
www.smartplanning.co.uk



Ordnance Survey (c) Crown Copyright 2015. All rights reserved. Licence number 100022432



t line, of the boundaries. It may be subject to
is plan may not match measurements between the

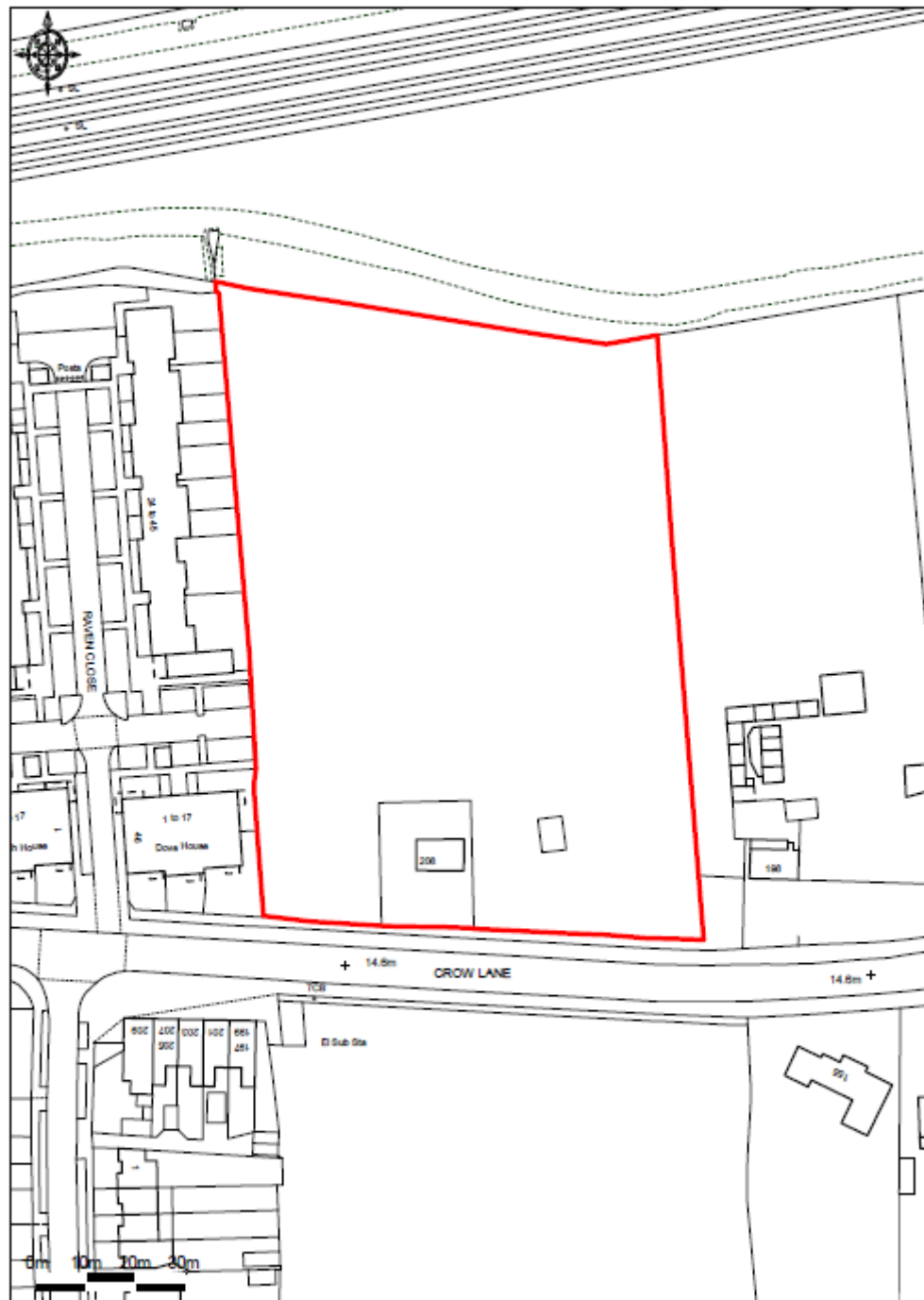
smartplanning 
Chartered Town Planners and Landscape Architects
Local Service - Nationwide

No.	Date	Amendment	Initials

© THIS DRAWING IS THE COPYRIGHT OF SMARTPLANNING. This document must not be reproduced in whole or in part without prior permission of Smartplanning Ltd. Registered in England No. 04369649. OS Licence Number 100042413

GB64 – Land to the north of Crow Lane and adjacent Raven Close, Romford

Land to the North of Crow Lane, Romford



Promap

Ordnance Survey © Crown Copyright 2015. All rights reserved.
Licence number 100022010. Plotted Scale - 1:1250

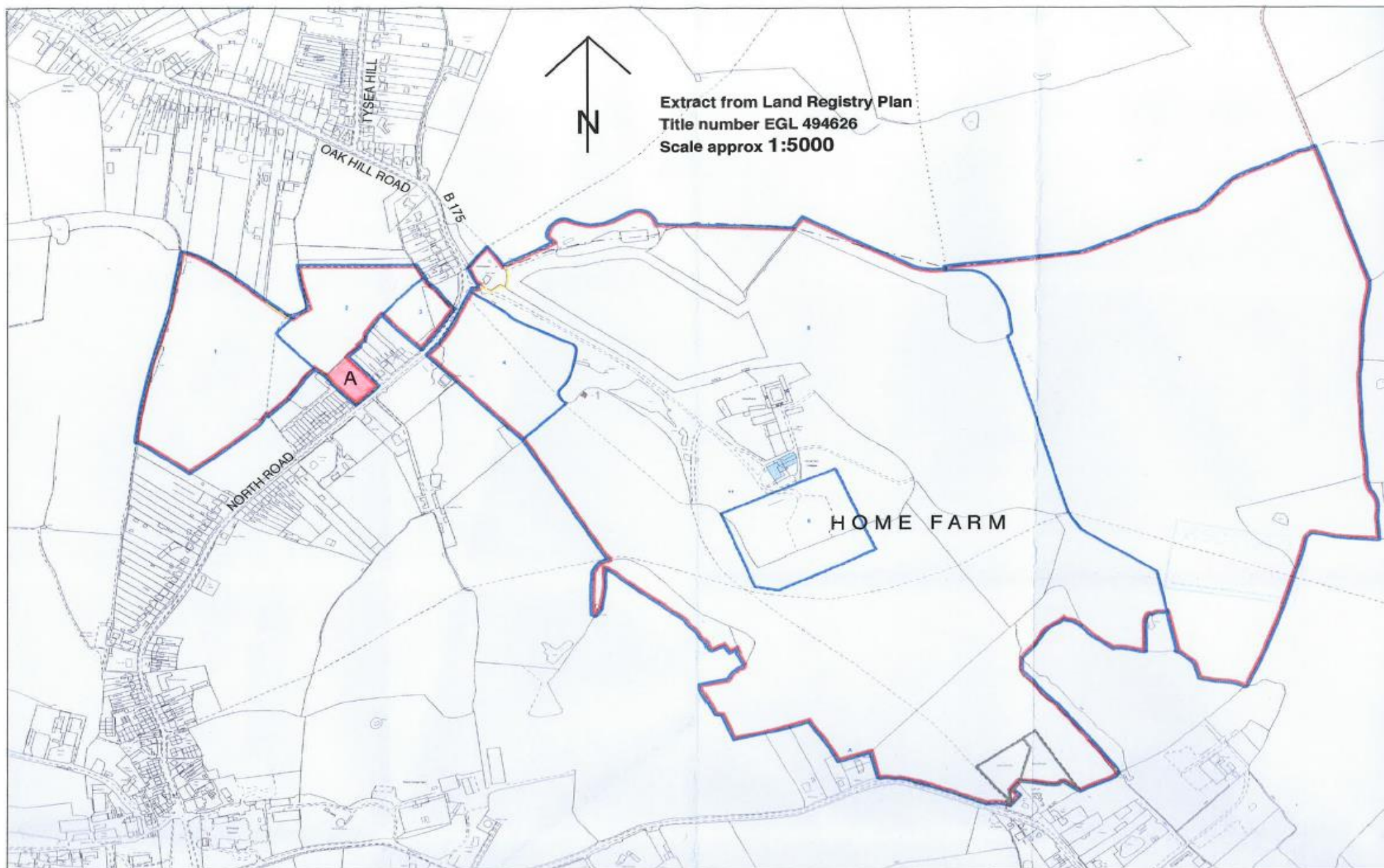
CAPL/SPEC/A1/001/LV/RW/05.02.16

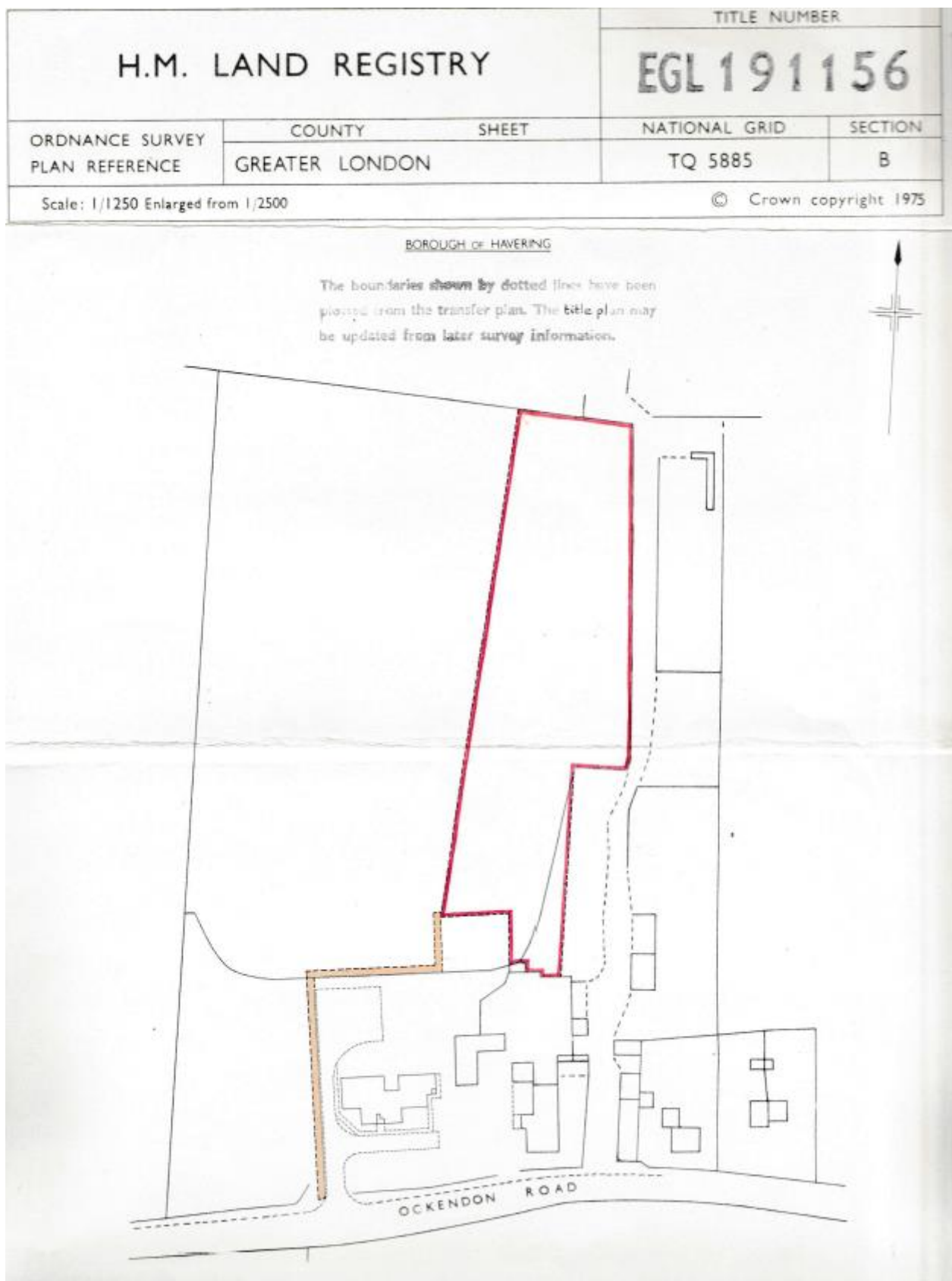
savills

[illegible]

Date: 21/08/2013

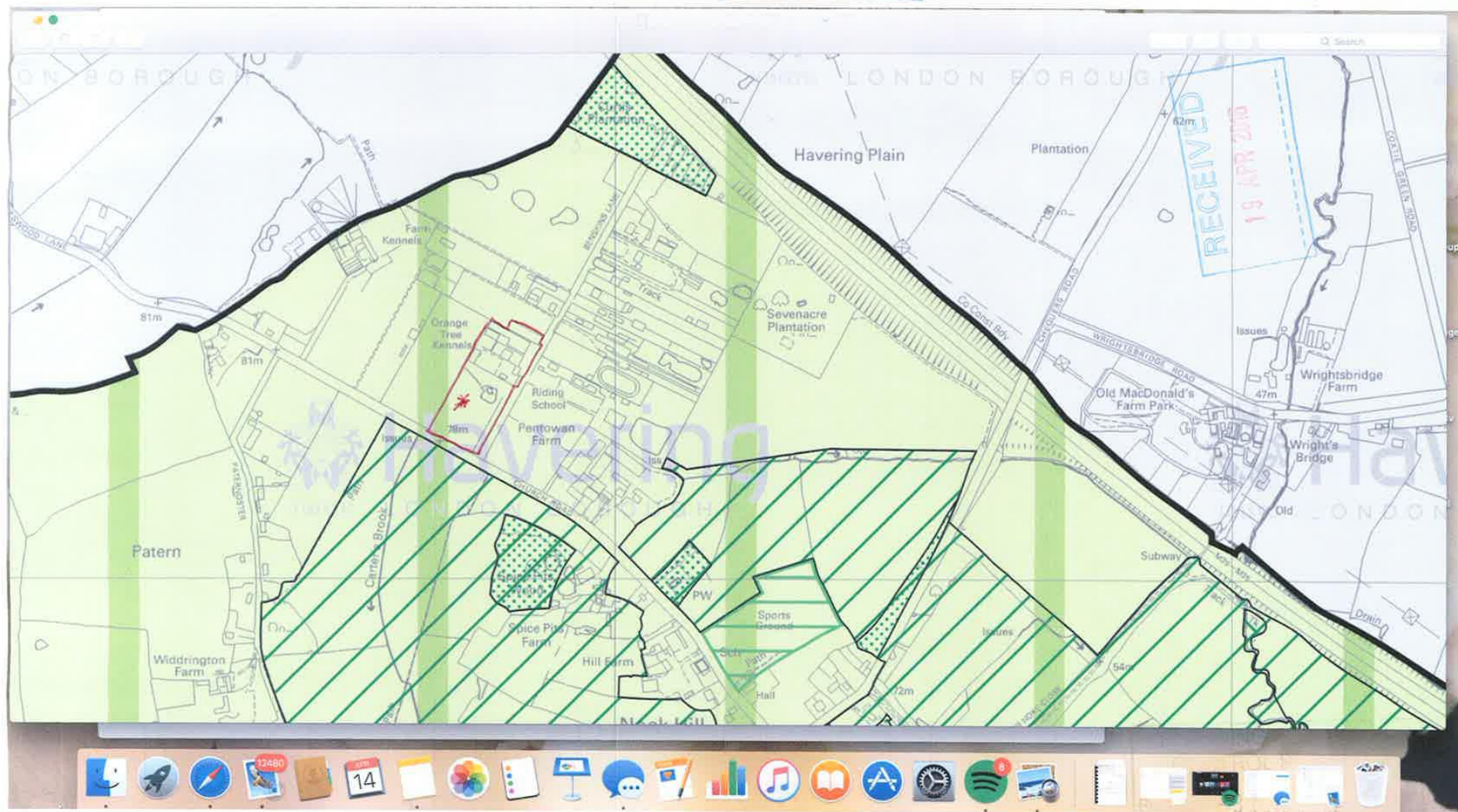
GB66 – Home Farm, North Road, Havering-atte-Bower



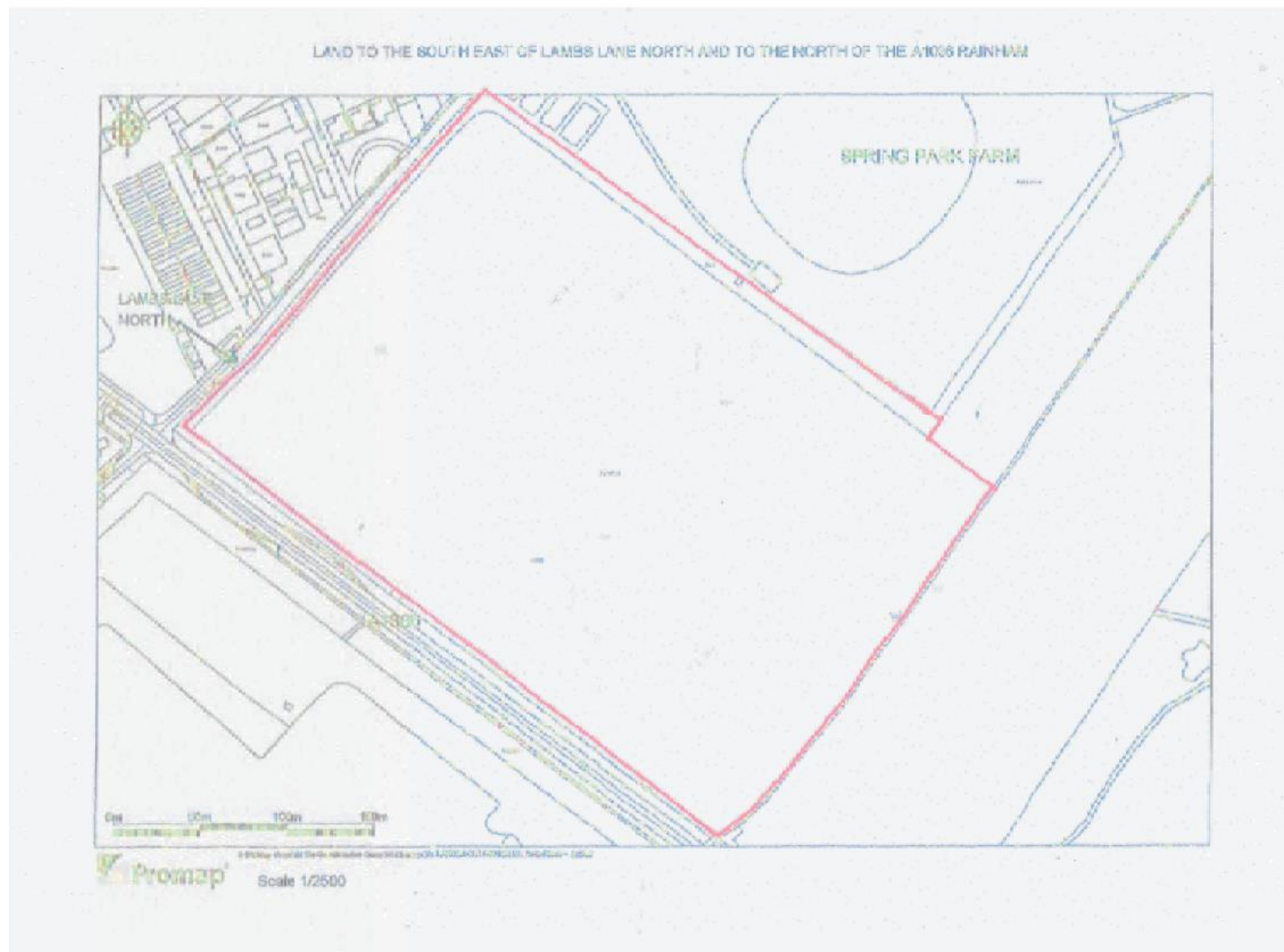


GB68 – Orange Tree Kennels 1, Benskins Lane, Noak Hill, RM4 1

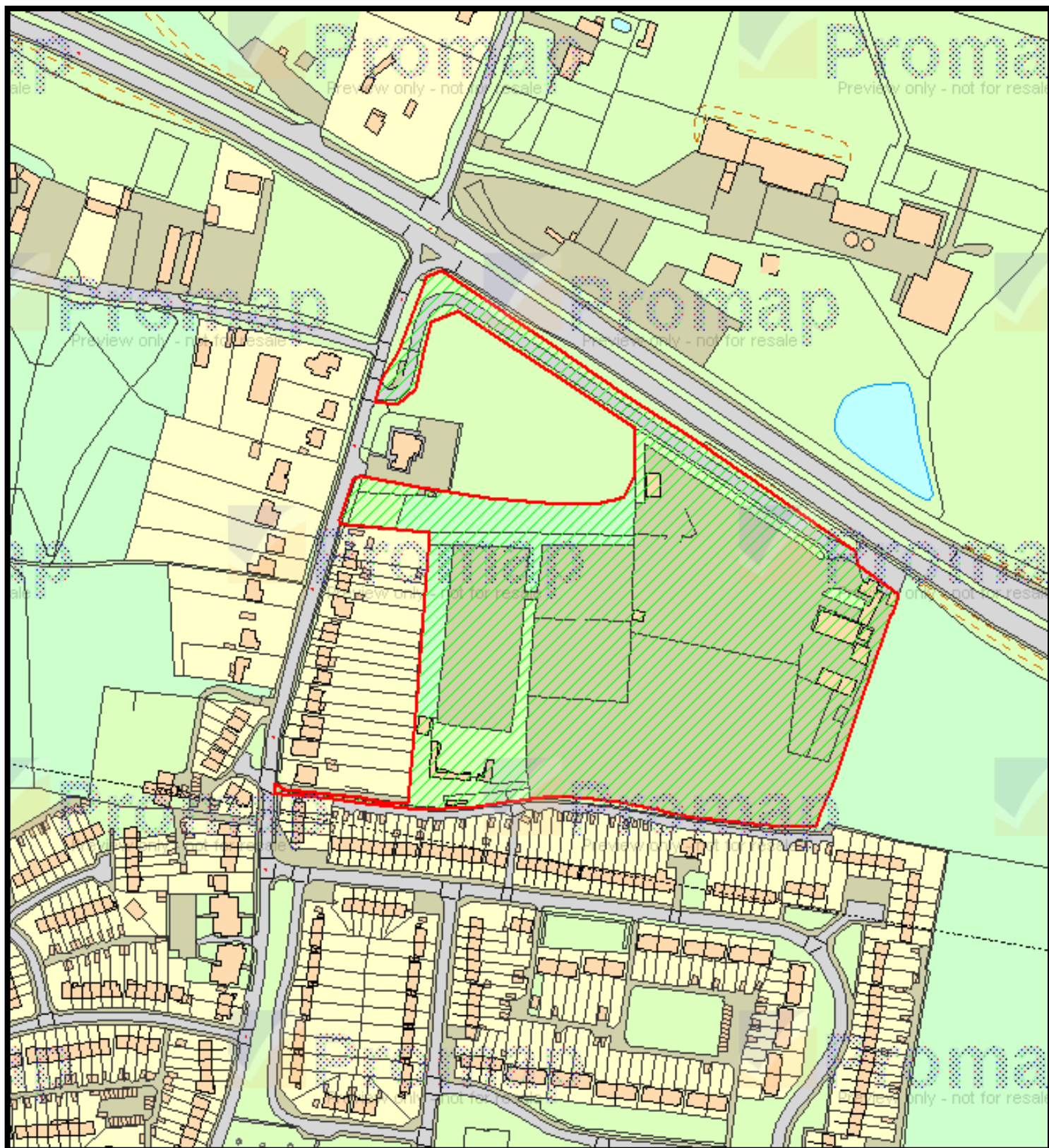
Orange Tree Kennels
Approx 5 Acres



GB69 - Land to the south east of Lambs Lane North and to the north of the A1036 New Road, Rainham



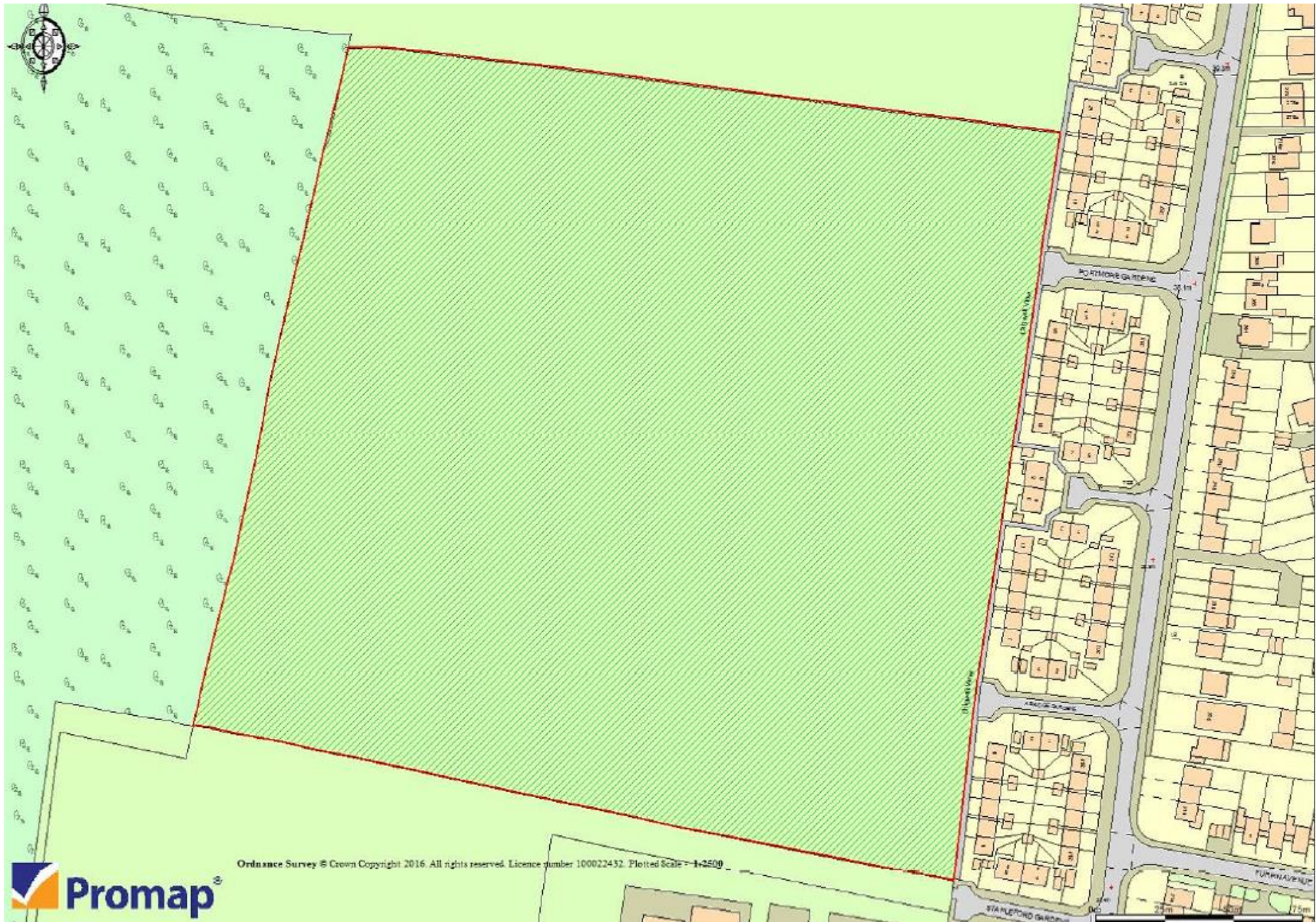
GB70 - Old Gailey Park, Southend Arterial Road, Upminster, RM14 1TJ



GB71 - Great House, Hall Lane, Upminster, Essex, RM14 1TT



GB72 - Land west of Lodge Lane, Romford



GB73 - Long Meadow Farm, Hall Lane, Upminster, Essex, RM14 1TT

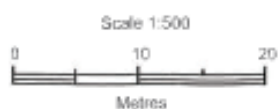


Reproduction in whole or in part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey and the OS Symbol are registered trademarks and OS MasterMap® is a trademark of Ordnance Survey, the national mapping agency of Great Britain.

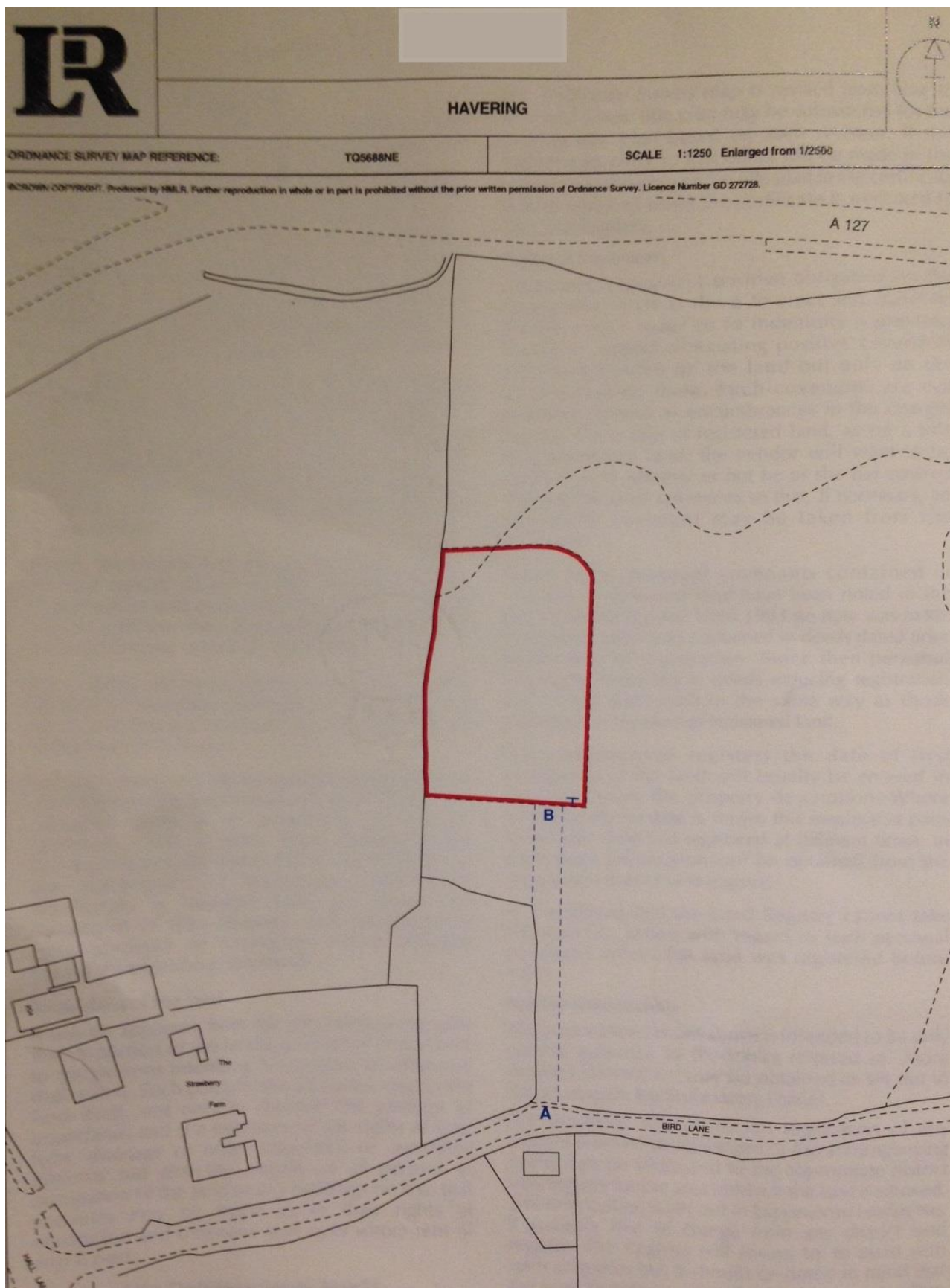
The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.

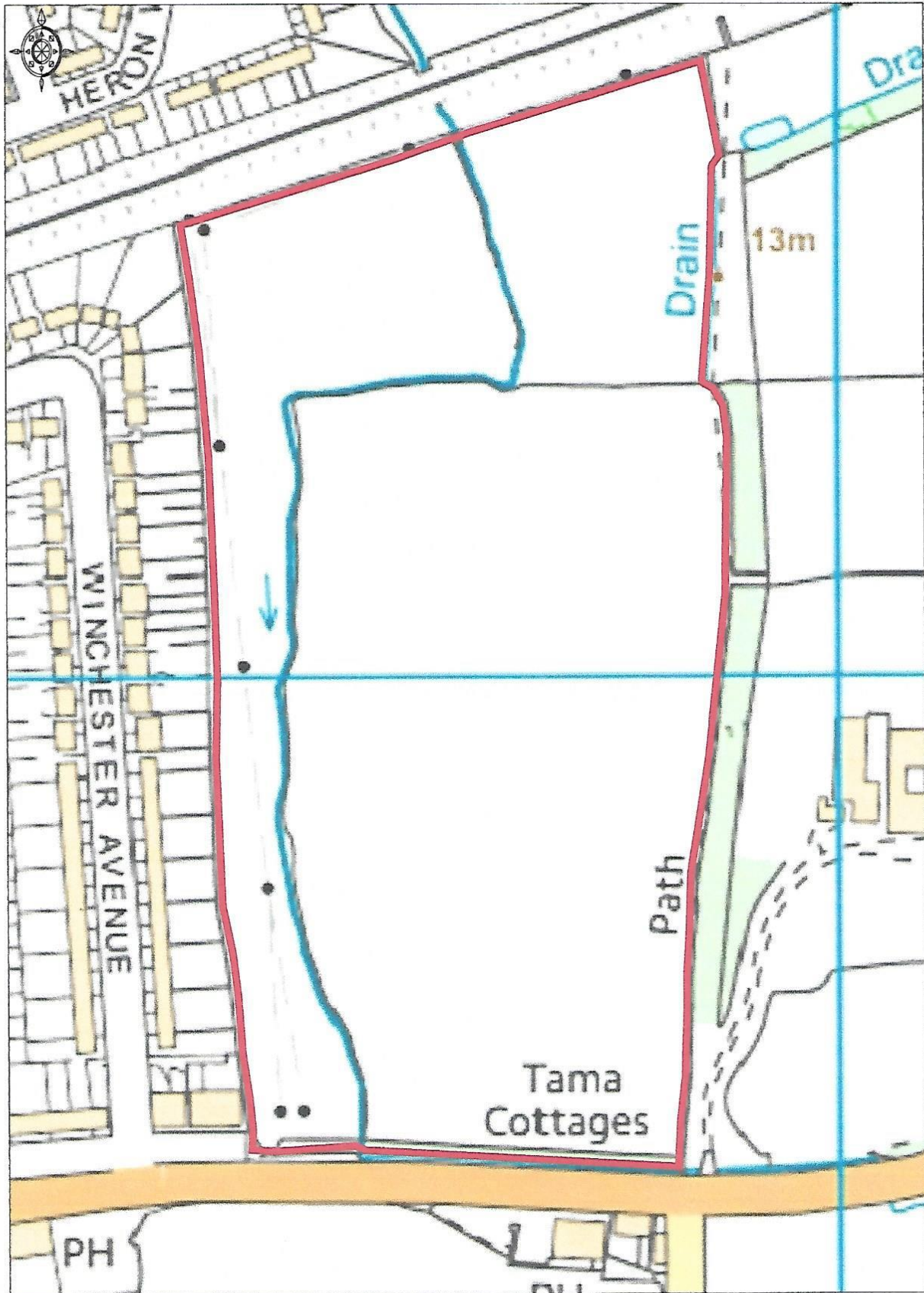


Supplied by: Getmapping
Centre coordinates: 556185, 190060
OS License Number: 100035848

GB74 - Land lying to the North side of Bird Lane, Upminster. Site of former properties known as Dannys Bungalow and numbers 1, 2 and 3 Potkiln Cottages



GB75 - Land off St Mary's Lane (B187), North Ockendon, Upminster



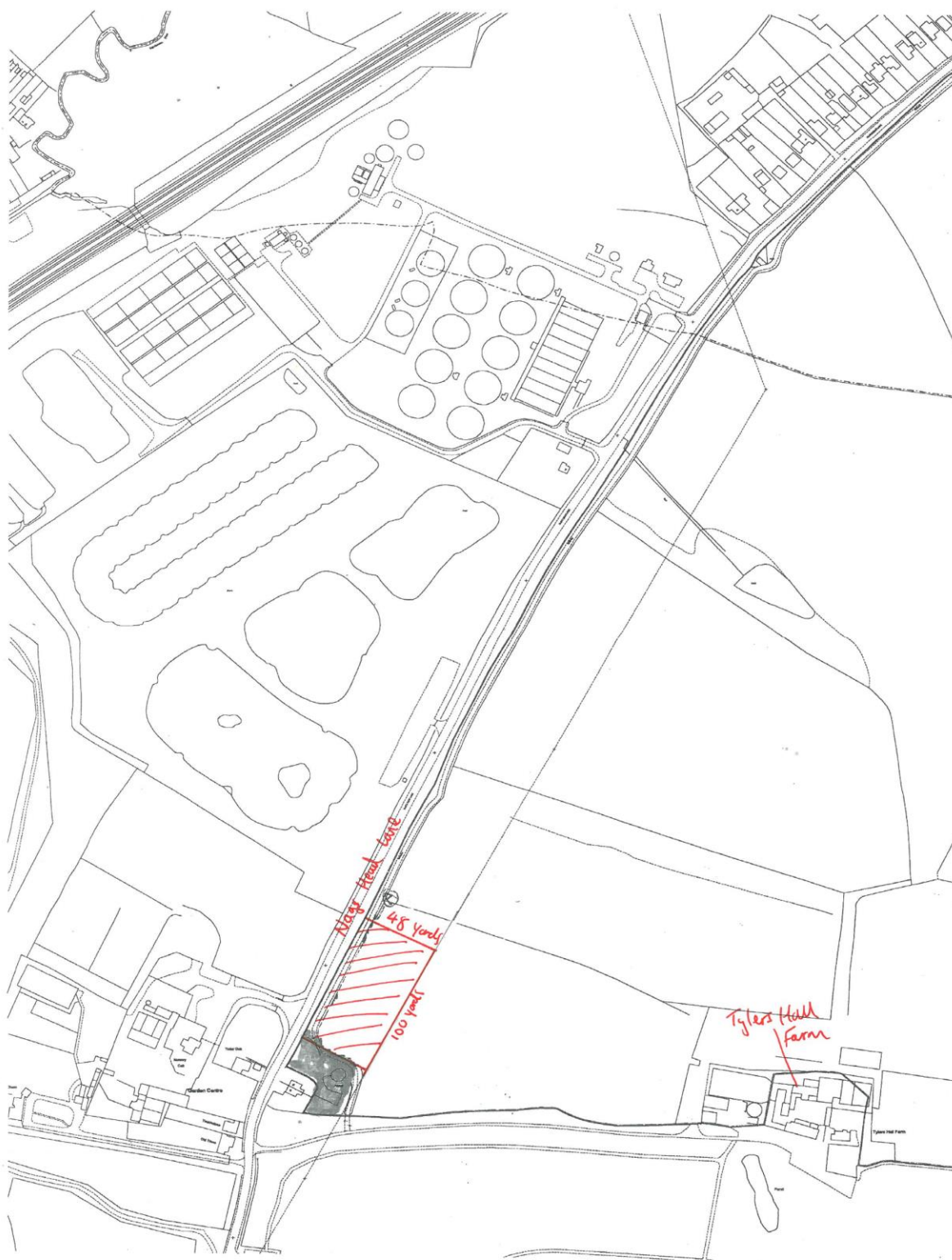
Ordnance Survey © Crown Copyright 2017. All rights reserved.
Licence number 100022432. Plotted Scale - 1:2500

Promap
LANDMARK INFORMATION GROUP

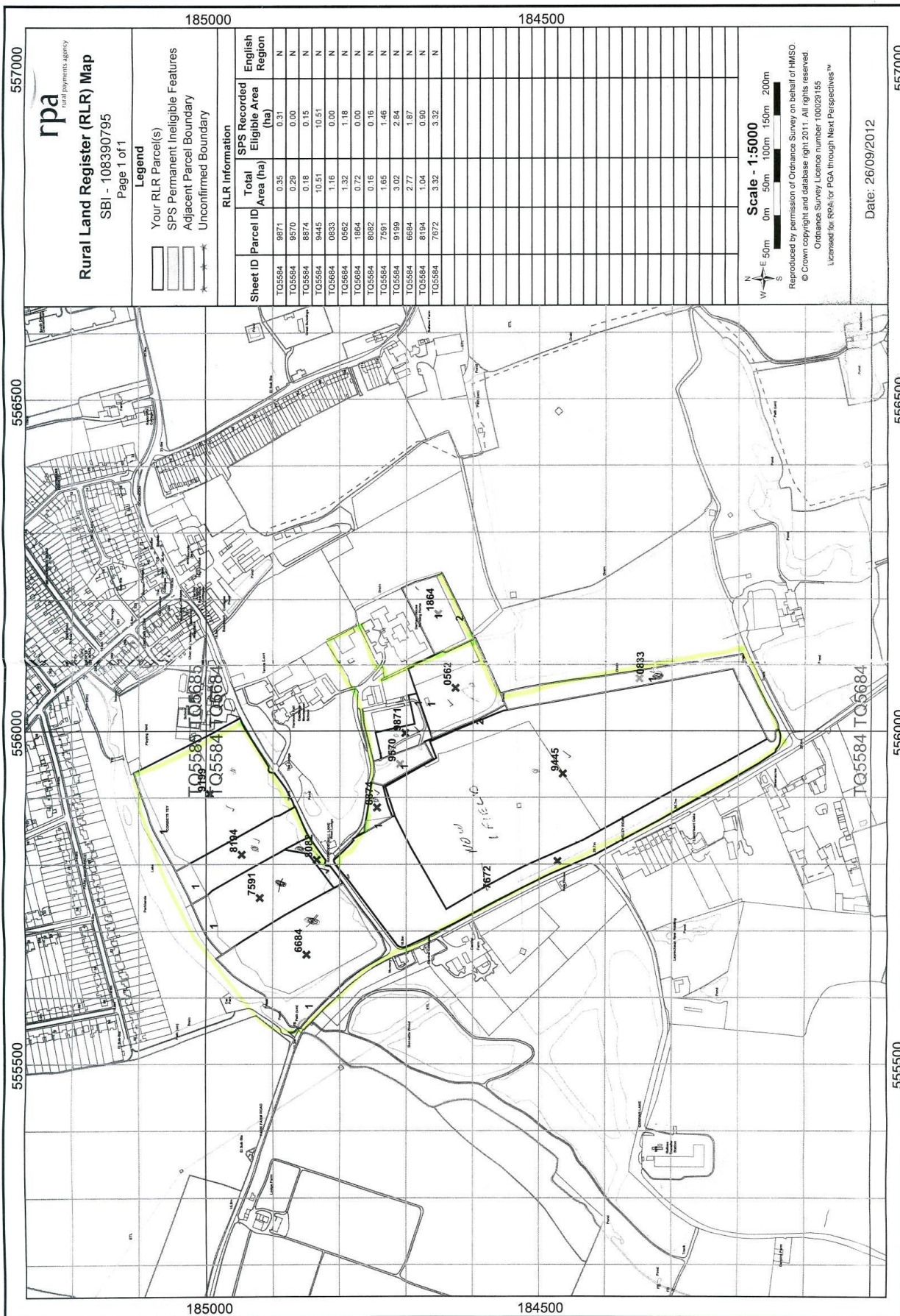
For identification purposes.

Client	MS Planning & Architectural
Project Name	MS Planning & Architectural
Location	Land at Upper Meridians Farm Road
Location Map	

GB77 - Land apart of Tylers Hall Farm, Nags Head Lane, Upminster, Essex, RM14 1TS



GB78 - Harwood Livery, Harwood Hall Lane, Upminster, Essex, RM14 2YG



GB79 - Land South of Little Gaynes Lane, Upminster



GB80 – Bush Farm, Bramble Lane, Upminster

