



Havering
LONDON BOROUGH

**Strategic Planning
Committee
26 February 2026**

Application Reference:	P1293.25
Location:	Land bound by Waterloo Road to the east; the Great Eastern Main line to the South, Cotleigh Road to the west
Ward	St Edward's
Description:	Application for approval of reserved matters following outline approval P0761.20 (Appearance, Landscaping, Layout and Scale) for Plots 9 and 10 of the Waterloo Estate to provide residential units, community use, public realm, private amenity space, car parking and associated works pursuant to Condition 2 of Planning
Case Officer:	Malachy McGovern
Reason for Report to Committee:	<ul style="list-style-type: none">Application is for proposal related to application on this agenda

1 BACKGROUND

- 1.1 The application has been prepared by Avison Young ('AY') on behalf of Havering and Wates Regeneration LLP ('the Applicant'). The application site forms part of the wider Waterloo and Queen Street regeneration area, which benefits from an outline planning permission granted by the London Borough of Havering on 12 November 2021 under reference P0761.20.
- 1.2 The permission is a hybrid (part outline, part detailed) consent for the phased redevelopment of land bounded by Waterloo Road, Queen Street, London Road and the Great Eastern Main Line, comprising up to 1,380 residential units (Use Class C3), with 40% affordable housing, flexible commercial and community uses, open space, public realm, parking, play space, highways works and associated infrastructure. In relation to the outline element of the permission, all matters were reserved except for access.

- 1.3 The outline consent established the development parameters and principles for the site through a suite of approved documents, including the Parameter Plans, Design Code, and Development Specification, which together define the maximum heights, footprints, land uses, access arrangements and landscape framework for each development plot.
- 1.4 The current application seeks Reserved Matters approval for Plots 9 and 10, and has been submitted alongside a separate Section 73 application reference P1297.25 which seeks to amend the approved parameter plans to reduce maximum building heights and rationalise footprints. The Reserved Matters submission therefore relates to layout, scale, appearance and landscaping, and must be assessed against the parameters and principles set by the outline permission (as amended).

2 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 2.1 The Reserved Matters application has been assessed against the approved outline planning permission P0761.20, the associated parameter plans, the Design Code, and the Development Specification, together with relevant national, regional and local planning policy.
- 2.2 Officers consider that the submitted details for Plots 9 and 10 are in material compliance with the outline consent, respond positively to the design guidance set by the Design Code, and provide a high-quality residential environment supported by appropriate access, landscaping and community infrastructure.
- 2.3 The proposals are considered acceptable in terms of layout, scale, appearance, residential amenity, townscape impact and landscaping, and raise no new matters of principle beyond those already established by the outline permission.
- 2.4 The proposal is therefore in accordance with the development plan and there are no material considerations that indicate planning permission should be refused. Accordingly, the Reserved Matters application is recommended for approval, subject to conditions.

3 RECOMMENDATION

- 3.1 That the Committee resolve to GRANT Reserved Matters subject to the granting of permission for the s73 application (P1297.25 - including the deed of variation) and the conditions set out in this report.

Conditions

1. Approved Plans

2. Materials

4. Site and Surroundings

- 4.1 The application site comprises Plots 9 and 10 within the wider Waterloo and Queen Street regeneration area. The plots are located to the south-western portion of the outline site, bounded by Queen Street and Cotleigh Road, and in proximity to St Andrew's Church and the adjoining railway corridor. The larger hybrid site covers an area of approximately 4.5 hectares and is commonly known as the Waterloo and Queen Street Estate. The site is bounded by London Road to the north, by Waterloo Road (A125) to the east, a railway line to the south and Cotleigh Road to the west. The site falls within a Romford Strategic Development Area (SDA). Romford town centre lies immediately east of the site.
- 4.2 The site is bounded by 2 storey semi-detached housing to the west, 2-4 storey commercial buildings to the north and the A125 dual carriageway to the east, the ring road which effectively encloses Romford town centre. On the opposite side of the A125 is the prominent flank elevation of the Brewery retail development and associated car park. To the south is a steep embankment and the railway used by a range of services including Shenfield to London Liverpool Street (Crossrail). The railway embankment is designated in the council's Local Plan as a Site of Importance for Nature Conservation (SINC) of Borough Importance.
- 4.3 The site does not fall within a conservation area and there are no listed buildings on site. However there are 3 Grade II listed buildings adjacent to or near the site (St Andrews Church, Salem Baptist Chapel and the Sun Public House) located at the western and northern edges of the applications site. The Romford Town Centre Conservation Area is also located to the east.
- 4.4 The land adjacent to the railway is within an Archaeological Priority Area. Romford Train Station is within walking distance and there are a number of bus routes on Waterloo Road and London Road. The PTAL for the site ranges between 2(Poor) and 6a (Excellent).
- 4.5 The site also falls within an Air Quality Management Area (AQMA) and within the Romford Strategic Development Area .

5.0 Proposed development

- 5.1 The Reserved Matters application seeks approval for the detailed design of two residential buildings on Plots 9 and 10, within the parameters set by the outline permission (as amended).
- 5.2 Plot 9 has outline consent for a part four, part six storey building delivering 70 residential dwellings, together with a community use (Use Class E) at ground

floor level, residential entrances, circulation space, plant, landscaping, and 31 car parking spaces, along with cycle storage and associated infrastructure.

- 5.3 Plot 10 comprises a four storey residential building delivering 37 dwellings, together with associated landscaping, cycle storage, refuse provision, access arrangements and infrastructure.
- 5.4 The proposals include new areas of public and private amenity space, integrated landscaping, pedestrian and cycle routes, and interfaces with the wider public realm, consistent with the approved landscape and movement strategies for the Waterloo and Queen Street masterplan.
- 5.5. The Reserved Matters submission includes detailed information on appearance, scale, layout and landscaping and has been prepared in accordance with the approved Design Code and Development Specification

5.6 Compliance with the Original Permission:

- 5.7 The outline planning permission P0761.20 establishes the principle of residential and community development on Plots 9 and 10, together with the maximum parameters for height, massing, land use, access and landscape treatment. It should be noted that this Reserved Matters application has been submitted in parallel with a s73 application reference P1297.25 which seeks to vary the parameter plans of buildings within Plots 9 and 10. The s73 application seeks minor alterations to the building footprint and to reduce the building heights in response to recent fire regulations changes. This RM application therefore relates to the proposal within the parameter plans as amended by the s73 application reference P1297.25 and not those approved by the original permission ref. P0761.20.

- 5.8 Officers are satisfied that the Reserved Matters proposals for Plots 9 and 10:

- Fall within the approved plot envelopes;
- Do not exceed the maximum building heights set by the amended parameter plans;
- Comply with the approved land use parameters;
- Align with the movement and access strategy fixed at outline stage; and
- Respond appropriately to the Design Code, including guidance on scale, articulation, materials, public realm and residential quality.

- 5.9 The Reserved Matters application therefore accords with the requirements of the original outline consent P0761.20 as amended by P1297.25 and does not raise any new or unresolved issues of principle.

6. Planning History

6.1 The Original Planning Permission (ref: P0761.20)

- 6.2 The hybrid planning permission (Ref. P0761.20) (the *Original Consent*) was granted on **12 November 2021** for the comprehensive redevelopment of the site. The description of the approved development is as follows:

“Hybrid (part outline, part detail) planning application for the phased redevelopment of the site comprising demolition and the provision of up to 1,380 (Use Class C3) residential units (40% affordable), built over 3–16 storeys, flexible commercial floorspace (Use Classes A1–A4, B1, D1/D2), community floorspace, open space and associated public realm improvements, parking, play space, highways improvements and a central cycle route. Outline with all matters reserved (except access) and Detailed Full Planning for Phase 1.”

- 6.3 The Original Application was subject to an Environmental Impact Assessment. The approved development comprised five phases, with the detailed element including Block 1 and Block 2. The detailed element of the scheme has been implemented; however, in 2023 construction on site was paused following amendments to national regulations, including the requirement for second stair cores within residential developments above a specified height threshold, which rendered the approved scheme unviable in its consented form.
- 6.4 The Original Consent has subsequently been varied and supplemented through a series of applications, as outlined below.

6.5 Amendments to the Original Consent

- 6.8 Discharge of Condition (ref: Q0194.24) was approved on 7 November 2024 for the re-discharge of Condition 7 (Phasing) to include an updated phasing plan incorporating a new Phase 1C, which includes part of the originally consented Village Green.
- 6.9 Non Material Amendment (ref: N0059.24) was approved on 14 February 2025 to amend the trigger of Condition 8 of the Original Consent (Ref. P0761.20) to align with the amended phasing strategy and the introduction of Phase 1C. As the proposal only sought to bring forward a limited part of the Village Garden, the amendment allowed for the updated Design Code to be submitted *prior to the submission of the second Reserved Matters application*, enabling it to be brought forward at a later, more appropriate stage.
- 6.10 Approval of RM (ref: P1392.24) was approved on 20 March 2025 for the *Approval of Reserved Matters (appearance, landscaping, layout and scale)* pursuant to outline permission P0761.20, in association with part of the Village Garden. The series of applications outlined above were submitted to support

the ongoing deliverability of the parent permission and to provide the necessary flexibility for effective implementation.

- 6.11 An application (ref: Q0107.25) was submitted on 2 June 2025 to discharge Condition 8 (Design Code) in relation to the forthcoming Reserved Matters Application for Plots 9 and 10 at the Waterloo Estate. The submitted Addendum ensures that forthcoming Reserved Matters applications and future phases of the masterplan are underpinned by an up-to-date design framework that aligns with the principles of the Original Consent while responding to evolving policy and technical requirements.

7.0 LOCAL REPRESENTATIONS

- 7.1 129 letters of notifications were sent to the adjoining occupiers on the 8th October 2025. No objections were received.

Internal and External Consultation:

7.2 Internal Consultees

LBH Urban Design – No objection
LBH Heritage (Place Services) – No objection
LBH Environmental Health (Noise & contamination) - No response
LBH Environmental Health (Air quality) - No objection
LBH Landscape (Place Services) – No objection
LBH Ecology (Place Services) – No objection subject to conditions
LBH Trees (Place Services) – No objection
LBH Waste & Recycling - No objection
LBH Education - – No response
LBH Local Lead Flood Officer – No objection

7.3 External Consultees

Anglican Water Authority – No objection

Thames Water – No objection

Essex & Suffolk Water – No objection

UKPN – No objection

London Fire – No objection

Historic England – No objection

Active Travel England – No objection

Environment Agency – No objection

Metropolitan Police – No objection subject to conditions

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main issues for consideration for this application are:

- Principle of development
- Consideration of the Reserved Matters
 - Appearance
 - Scale
 - Layout
 - Landscaping
 - Built Heritage
- Equalities and Diversity
- Conclusion

9.0 Principle of Development

- 9.1. The principle of comprehensive residential-led redevelopment of the site has been established through the extant outline planning permission (ref. P0761.20).
- 9.2. The purpose of this Reserved Matters application is to assess whether the submitted details for Plots 9 and 10, relating appearance, scale, layout and landscaping, accord with the approved parameter plans, Design Code and Development Specification, and whether they give rise to any unacceptable impacts not previously identified at outline stage.
- 9.3 Plots 9 and 10 form part of the outline element of the consent and were expressly anticipated to come forward through a subsequent Reserved Matters application. The development proposed is therefore fully consistent with the approved development strategy and phasing arrangements.
- 9.5. Overall, officers are satisfied that the Reserved Matters proposals do not undermine the land use strategy or affordable housing objectives secured through the outline consent and that the development continues to accord with the strategic objectives of the London Plan, the Havering Local Plan, and the National Planning Policy Framework in respect of housing delivery.

10. Outline Consent Context and Consideration of Reserved Matters

- 10.1. The hybrid outline planning permission (ref: P0761.20) as emended by S73 ref. P1927.25 establish the principle of development and approved a

comprehensive design framework for the Waterloo Estate, including Parameter Plans, a Design Code, an Outline Design and Access Statement, and a Townscape and Heritage Visual Impact Assessment. These documents fixed the maximum heights, massing envelopes, land uses, access points and movement structure, and identified Plots 9 and 10 as residential-led development parcels within the wider masterplan.

- 10.2 The outline permission reserved matters relating solely to appearance, scale, layout and landscaping for subsequent approval. The role of this Reserved Matters application is therefore limited to assessing whether the detailed proposals comply with the approved outline parameters and design framework, and whether they deliver an acceptable detailed design solution in accordance with the development plan and the approved Design Code. The principle of development, access arrangements, quantum of development and land use are not matters for reconsideration.

11.0 Appearance

11.1 Appearance – Outline Consent Requirements

- 11.2 The outline planning permission (ref. P0761.20), as amended by the approved Section 73 permission, did not fix the detailed appearance of development within Plots 9 and 10 but established a comprehensive design framework through the approved Parameter Plans, Design Code and Outline Design and Access Statement. While the parameter plans do not strictly regulate architectural appearance, the Design Code provides detailed and prescriptive guidance on the expected architectural quality and character of Reserved Matters submissions. In particular, the Design Code sets out mandatory, recommended and discretionary requirements in respect of roof profiles, façade articulation, materiality, fenestration and architectural detailing. The purpose of this Reserved Matters submission is therefore to demonstrate that the detailed appearance of the proposed buildings accords with the approved Design Code and delivers a high-quality architectural response consistent with the outline consent.

11.3 Architectural Approach and Design Rationale

- 11.4 The appearance of Plots 9 and 10 has been developed in accordance with the approved Design Code and is informed by the architectural character, scale and materiality of the surrounding area, including the adjacent Grade II listed St Andrew's Church. The submitted Design and Access Statement demonstrates a coherent architectural strategy which seeks to balance robustness, longevity and contextual response with a contemporary residential character appropriate to this location within the Waterloo Estate masterplan.
- 11.5 Both buildings are articulated with a clear expression of base, middle and top, a principle established at outline stage and reinforced through detailed design. This approach assists in breaking down the perceived scale of the buildings, improves legibility, and ensures that the development responds appropriately to its sensitive townscape and heritage context.

11.6 Plots 9 and 10 are intentionally designed as a closely related architectural cluster, using a shared material palette and consistent detailing to create visual coherence, while allowing for variation in form and articulation to respond to differences in location, orientation and scale.

11.7 Plot 9: Materials, Brickwork and Elevational Articulation

11.8 The scale and massing of Plot 9 is carefully managed through the use of a light, warm-toned brick, selected following officer engagement and material testing. The elevations are articulated horizontally through the introduction of light brick banding at each level, providing subtle modulation and reducing visual bulk.

11.9 The parapet level is emphasised through a double horizontal soldier course, wrapping around the building to provide a clear termination and a refined roofline expression. Brickwork is predominantly laid in a standard stretcher bond to ensure visual clarity and restraint, with the use of contrasting horizontal soldier courses providing interest without excessive variation.

11.10 The northern corner of Plot 9, addressing St Andrew's Church, is given particular emphasis. This elevation is more articulated to acknowledge its prominence and to provide appropriate hierarchy and visual interest when viewed alongside the church. Brick detailing around the Community Space includes contrasting darker brick reveals above windows and doors, reinforcing active frontages and clearly signalling entrances at ground level.

11.11 The principal residential entrances to both the northern and southern elements of Plot 9 are expressed as significant architectural features. These are articulated using rusticated brickwork, integrated entrance canopies and recessed doorways, all of which are consistent with the overall façade modelling and contribute positively to legibility and sense of arrival.

11.12 Plot 10: Materials, Form and Corner Treatment

11.13 Plot 10 adopts a closely aligned material strategy to Plot 9 in order to reinforce the two buildings as a cohesive group within the masterplan. The building is clad in the same light, warm-toned brick, rising from a textured rusticated ground floor which visually anchors the building and reinforces its relationship with the public realm.

11.14 To further articulate the base, darker-toned recessed and rusticated brickwork is employed at lower levels, providing contrast and grounding the building visually. The top of the building is expressed through a recessed parapet with dark metal coping, creating a distinct 'crown' and reinforcing the hierarchy between base, middle and top.

11.15 Elevations along Cotleigh Road and St Andrew's Road are articulated as a series of vertical bays, creating a refined and elegant street frontage. At the junction with London Road, the building adopts a distinctive chamfered 'flat iron' form, responding dynamically to the angled convergence of streets and marking

the corner as a local focal point. This feature is further emphasised through a stepped parapet and refined detailing.

- 11.16 The main residential entrance to Plot 10 is centrally located along St Andrew's Road and is semi-recessed beneath a balcony. The entrance is articulated with textured brickwork to provide hierarchy, visual clarity and a strong sense of address, while maintaining consistency with the overall façade composition.

11.17 Fenestration, Glazing and Visual Rhythm

- 11.18 Across both plots, windows and doors to residential units, lobbies, community space and service areas are specified as bronze metal, selected to complement the warmth of the brickwork and provide a high-quality, durable finish.
- 11.19 Fenestration is predominantly vertically proportioned, reinforcing the residential character of the development and aligning with the principles set out in the Design Code. Windows are generally set within single brick reveals, with many arranged in recessed brick bays to create depth, shadow and visual interest across the façades.
- 11.20 At lower levels on Plot 10, windows are taller and more rectangular in proportion, referencing historic building typologies and reinforcing the base of the building. Upper-level windows are intentionally smaller, strengthening the visual hierarchy and reducing perceived mass at higher levels.
- 11.21 Balcony doors and windows are typically arranged as paired elements with floor-to-ceiling glazing to maximise daylight penetration into living spaces. All windows are designed to be accessible from within the apartments for maintenance and cleaning, with a minimum 1100mm transom or cill height, ensuring compliance with safety and usability requirements.
- 11.22 Glazing is specified as clear throughout and designed to meet required thermal, acoustic and daylight performance standards.

11.23 Balconies and Relationship to the Façade

- 11.24 Balconies are fully integrated into the architectural composition of both buildings and play a key role in reinforcing the vertical bay structure of the elevations. Their positioning creates a consistent rhythm across façades and directly corresponds to internal living spaces, enhancing legibility and architectural coherence.
- 11.25 Balustrade design has been carefully considered to balance privacy and openness. The detailing provides appropriate screening for residents while allowing outward views when seated, contributing to residential amenity without compromising the visual quality of the elevations.

11.26 Relationship with the Public Realm

11.27 At ground floor level, the appearance of both buildings is designed to positively engage with the public realm. Active frontages are maintained along key pedestrian routes, with entrances clearly expressed through material changes, recessed thresholds and architectural detailing.

11.28 The articulation of ground floor façades, combined with high-quality materials and glazing, contributes to a safe, animated and visually engaging streetscape. Officers consider that this approach supports passive surveillance, reinforces wayfinding and enhances the overall quality of the public realm.

11.29 Officer Assessment and Policy Compliance

11.30 Officers are satisfied that the appearance of Plots 9 and 10 represents a high-quality, well-resolved and policy-compliant implementation of the approved Design Code and outline consent. The architectural detailing demonstrates a strong response to context, heritage setting and public realm considerations, while delivering a robust and contemporary residential character.

11.31 The proposals are considered to comply with London Plan Policies D3 and D4, NPPF Chapter 12, and Havering Local Plan Policy 26, and no objections are raised in respect of appearance.

12.0 Scale

12.1 Scale – Outline Consent Requirements

12.2 The scale of development across the Waterloo Estate, including Plots 9 and 10, was firmly established at outline stage through the approved Parameter Plans, which defined maximum building heights, massing envelopes and storey ranges. These parameters were subsequently refined through the Section 73 permission, which adjusted approved heights and massing to respond to updated building regulations and technical requirements. As such, the principle and acceptability of scale is not revisited through this Reserved Matters application. The assessment of scale is therefore limited to confirming that the detailed proposals remain fully within the approved parameter envelopes and that the resulting built form appropriately reflects the hierarchy and townscape principles established by the outline consent and Design Code.

12.3 Assessment of Scale

12.4 The scale of development is controlled by the approved Parameter Plans and has been refined through the Section 73 proposal ref. P1297.25. The Reserved Matters proposals remain fully within these approved parameters.

12.5 Plot 9 rises to a maximum of six storeys, with articulation and stepping used to reduce perceived massing, while Plot 10 maintains a consistent four-storey scale appropriate to its immediate residential surroundings. Building heights, proportions and massing align with the hierarchy established across the Waterloo Estate and respect the prominence of St Andrew's Church.

- 12.6 Given that scale has been fixed in principle at outline stage, officers are satisfied that the submitted details accord with the approved parameters and raise no concerns in terms of townscape or visual impact

13.0 Layout

13.1 Layout – Outline Consent Requirements

- 13.2 The outline consent approved the strategic layout of the Waterloo Estate, including the overall block structure, movement framework, access points and relationships between buildings, streets and open spaces. The approved Parameter Plans and Design Code establish the fundamental layout principles for Plots 9 and 10, including perimeter block formation, active frontages, entrance locations and spatial relationships with St Andrew’s Church and surrounding streets. The Reserved Matters submission is required to demonstrate compliance with these principles by providing a detailed layout that aligns with the approved masterplan structure, delivers legible and functional residential environments, and integrates servicing, refuse and cycle provision without undermining the quality of the public realm.

13.3 Assessment of Layout

- 13.4 The submitted layout for Plots 9 and 10 closely follows the spatial principles established at outline stage and within the approved Design Code. Building footprints are arranged to reinforce clear perimeter blocks, define streets and public spaces, and provide a strong urban edge to the adjoining routes while creating legible and defensible residential entrances.
- 13.5 Plot 9 is arranged to address the primary movement routes through the estate and to frame key views towards St Andrew’s Church, whilst Plot 10 adopts a simpler, more regular footprint reflecting its residential context. The relationship between buildings, streets and open spaces is clear and coherent, with entrances fronting onto public routes to promote natural surveillance and active frontages.

13.6 Internal and External Relationships

- 13.7 The layout enables appropriate separation distances between buildings, consistent with those envisaged at outline stage, and supports a high proportion of dual-aspect dwellings. Servicing, refuse storage and cycle parking are discreetly integrated within the block layouts without undermining the quality of the public realm.
- 13.8 Officers consider that the submitted layout delivers a logical, legible and policy-compliant arrangement that faithfully implements the approved masterplan structure and Design Code.

14.0 Landscaping

14.1 Landscaping – Outline Consent Requirements

14.2 Landscaping principles for the site were established at outline stage through the approved Design Code, outline landscape strategy and parameter plans, which identified the role of public realm, green infrastructure and planting in structuring the masterplan and mitigating the scale of development. While the outline consent did not approve detailed landscaping, it set clear expectations regarding the hierarchy of spaces, treatment of key routes, interface with St Andrew's Church, and integration of soft landscaping with built form. The Reserved Matters application is therefore required to provide a detailed landscaping scheme that accords with these principles, enhances townscape quality, supports residential amenity and biodiversity objectives, and delivers a cohesive and high-quality public realm consistent with the outline consent and subsequent Section 73 amendments.

14.2 Landscape Strategy

14.3 The landscaping proposals form a fundamental component of the Reserved Matters submission and are integral to the overall quality and legibility of the scheme. The landscape strategy builds upon the outline landscape principles and seeks to deliver a cohesive, high-quality public realm that supports movement, biodiversity and residential amenity.

14.4 A hierarchy of spaces is created, including primary streets, secondary routes, shared surfaces and private amenity areas. Hard and soft landscaping are carefully balanced to provide visual relief, shade and seasonal interest while maintaining permeability and accessibility.

14.5 Planting and Public Realm

14.6 Tree planting is used strategically to define streets, soften building edges and frame views, including towards St Andrew's Church. Species selection prioritises resilience, biodiversity value and long-term growth, consistent with the approved Design Code and urban greening objectives. Shrubs, groundcover and ornamental planting are used to reinforce defensible space and enhance the quality of residential frontages.

14.7 High-quality paving materials, planting buffers, seating, boundary treatments and lighting are proposed to create a cohesive and attractive public realm. Boundary treatments are carefully designed to balance privacy and permeability, particularly along sensitive edges adjoining existing residential areas and the churchyard.

14.8 Integration with Built Form

14.9 The landscaping proposals integrate seamlessly with the building layouts, reinforcing entrances, routes and key spaces. Private and communal amenity areas are clearly defined and benefit from appropriate levels of enclosure, planting and overlooking to ensure safety and usability.

14.10 Officers are satisfied that the landscaping proposals provide a high-quality setting for the development, enhance the character of the area and comply with

the outline consent, the Design Code, London Plan Policy G5 and Havering Local Plan Policy 27.

15.0 Built Heritage

- 15.1. In accordance with Chapter 16 of the NPPF, the impact of the proposed development on the significance of designated heritage assets and their settings has been carefully considered. London Plan Policy HC1 requires development proposals affecting heritage assets to conserve their significance, while Havering Local Plan Policy 28 requires a design-led response to local character.
- 15.2. The site lies adjacent to the Grade II listed St Andrew's Church, with the locally listed Sun Public House and the Grade II listed Salem Baptist Church also located nearby. The outline consent was supported by a detailed Townscape and Heritage Visual Impact Assessment, which established that the approved masterplan would preserve the setting of these assets.
- 15.3. The Reserved Matters proposals have been assessed against this established baseline. Officers are satisfied that the submitted layout, scale and massing do not depart from the approved heritage strategy and, in several respects, further reinforce the prominence and setting of St Andrew's Church through reduced height, increased separation distances and enhanced public realm treatment.
- 15.4. The submitted heritage evidence confirms that the proposals do not give rise to any new or additional heritage harm beyond that previously assessed. The Council's Heritage officer has raised no objection to the proposals. Officers therefore conclude that the development preserves the significance and setting of nearby heritage assets in accordance with the NPPF, London Plan Policy HC1, and the Havering Local Plan.

16 EQUALITIES AND DIVERSITY

- 16.1 Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

- 16.2 For the purposes of this obligation the term protected Characteristics includes: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; and sexual orientation.
- 16.3 In recommending the application for approval, officers have had regard to the requirements of the Act and have concluded that a decision to grant planning permission for this proposed development will comply with the Council's statutory duty.

17 CIL and other Financial and Mitigation measures

- 17.1 There would be no net additional floorspace and no additional CIL requirements.
- 17.3 The principle, quantum and mitigation of the development are secured through the existing Section 106 Agreement attached to the outline permission. Reserved Matters approvals do not give rise to new planning obligations.

18. Conclusions

- 18.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. In the case of a Reserved Matters application, the decision-maker must consider whether the detailed proposals accord with the parameters, conditions and design principles established by the extant outline planning permission, and whether the reserved matters sought are acceptable in their own right.
- 18.2 The outline element of the hybrid planning permission (ref. P0761.20) firmly established the principle of comprehensive residential-led redevelopment of the Waterloo Estate, including the approved land use mix, maximum residential quantum, access arrangements and strategic design framework. The Reserved Matters application relates to Plots 9 and 10 and seeks approval of appearance, scale, layout and landscaping within the scope of that consent.
- 18.3 The detailed proposals have been carefully assessed against the approved parameter plans, Design Code and supporting outline documentation. Officers are satisfied that the Reserved Matters scheme accords with the approved development envelope, building height limits, and design principles, and does not result in any material departure from the outline consent. The proposals provide a coherent and legible layout, appropriate scale and massing, and a high-quality architectural response consistent with the wider Waterloo Estate masterplan.
- 18.4 The development will deliver 107 residential units within Plots 9 and 10, all of which will be provided as affordable housing in accordance with the commitments secured through the outline permission. Given the borough's

housing land supply position and the acute need for affordable housing, the delivery of this phase carries substantial weight in the planning balance and represents a significant public benefit.

- 18.5 The design, scale and appearance of the buildings have been informed by the site's sensitive context, including the relationship with the Grade II listed St Andrew's Church and surrounding residential streets. The Reserved Matters proposals preserve the hierarchy and prominence of the church, maintain appropriate separation distances, and incorporate high-quality materials and façade articulation. Officers are satisfied that the scheme preserves the significance and setting of nearby heritage assets in accordance with the NPPF, London Plan Policy HC1 and Havering Local Plan Policy 28.
- 18.6 The quality of residential accommodation has been fully assessed and is considered to be of a high standard. All dwellings are capable of meeting the nationally described space standards, provide good levels of daylight, outlook and privacy, and benefit from access to private and communal amenity space. The scheme also delivers inclusive and accessible housing in line with Building Regulations Part M and London Plan Policy D7. Officers conclude that the proposals will provide good living conditions for future residents.
- 18.7 The impact of the development on neighbouring amenity has been carefully considered. Detailed daylight and sunlight analysis confirms that the development would not result in unacceptable overshadowing or loss of daylight or sunlight to surrounding properties. The layout and separation distances ensure that overlooking and loss of privacy are avoided, and the proposals are considered compliant with London Plan Policies D3 and D6 and Havering Local Plan Policy 7.
- 18.8 All other material considerations have been assessed, including transport and highways, flood risk and drainage, land contamination, sustainability and energy efficiency, ecology and biodiversity (including statutory Biodiversity Net Gain), trees, air quality and community safety. Officers are satisfied that the detailed proposals are acceptable in each of these respects, either because they are consistent with the assessments undertaken at outline stage or because updated information demonstrates continued compliance with current policy and legislative requirements. Where necessary, matters can be appropriately secured through planning conditions.
- 18.9 Overall, officers conclude that the Reserved Matters proposals accord with the development plan when read as a whole, comply with the approved outline permission and parameter plans, and raise no material planning objections. The development will deliver high-quality affordable housing, enhanced public realm and landscaping, and form an integral part of the ongoing regeneration of the Waterloo Estate. The application is therefore recommended for approval, subject to appropriate planning conditions and all other enabling powers.