

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

**STOP NOTICE**

SERVED BY: The Mayor and Burgesses of the London Borough of Havering

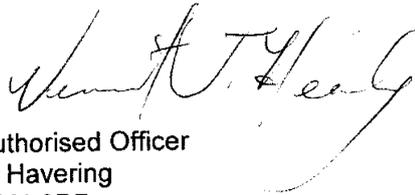
- To:
1. The Owner of the said land:- North London Developments Ltd,  
48, Langham Street, London W1W 7AY
  2. The Occupier of the said land: Nationwide Unit 15 Thurrock  
Commercial Centre Purfleet Industrial Park Aveley South  
Ockendon RM15 4YA
  3. The Owner: Land at Arnolds Field, Lauanders Lane, Rainham,  
Essex RM13 9GF
  4. The Occupier: Land at Arnolds Field, Lauanders Lane, Rainham,  
Essex RM13 9GF

1. On the 13<sup>th</sup> of October 2004, the Council issued an enforcement notice (of which a copy is attached to this notice) alleging that there has been a breach of planning control on the property and associated land at Arnolds Field, Lauanders Lane, Rainham, RM13 9GF shown hatched black on the attached Plan.
2. **THIS NOTICE** is issued by the Council in exercise of its power in section 183 of the 1990 Act, because they consider that it is expedient that the activity specified in this notice should cease before the expiry of the period allowed for compliance with the requirements of the enforcement notice on the land described in paragraph 3 below. The Council **now prohibit** the carrying out of the activity specified in this notice. Important additional information is given in the Annex to this notice.
3. **THE LAND TO WHICH IS NOTICE RELATES**  
The property and associated land at Arnolds Field, Lauanders Lane, Rainham, RM13 9GF shown hatched black on the attached Plan.
4. **ACTIVITY TO WHICH THIS NOTICE RELATES**  
On the area hatched black on the attached Plan, the importing of waste materials and the depositing of such materials on that land.
5. **WHAT YOU ARE REQUIRED TO DO**  
Cease all the activity specified in this notice.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on the 13<sup>th</sup> of October 2004 when all the activity specified in this notice shall cease

Dated: 13<sup>th</sup> October 2004



Authorised Officer

On behalf of the London Borough of Havering  
Town Hall, Main Road, Romford RM1 3BD

**STATEMENT OF REASONS FOR EARLY EFFECT OF NOTICE**

The Council considers that the Notice should take effect two hours after service of this Notice because of the adverse effects on the Green Belt and the amenities of adjoining occupiers that the unauthorised development is causing.

ANNEX

**WARNING**

**THIS NOTICE TAKES EFFECT ON THE DATE SPECIFIED IN  
PARAGRAPH 6**

**THERE IS NO RIGHT OF APPEAL TO THE SECRETARY OF STATE FOR  
THE ENVIRONMENT AGAINST THIS NOTICE**

It is an offence to contravene a stop notice after a site notice has been displayed or the stop notice has been served on you (Section 187(1) of the 1990 Act). If you fail to comply with the stop notice you will be at risk of **immediate prosecution** in the magistrates Court, for which the maximum penalty is £20,000 on summary conviction for a first offence and for any subsequent offence. The fine on conviction on indictment is unlimited. If you are in any doubt about what this notice requires you to do, you should get in touch **immediately** with Patrick Keyes, Planning Control Manager, Mercury House, Romford, RM1 3SL, telephone number 01708 772685. If you need independent advice about this notice, you are advised to contact urgently a lawyer, planning consultant or other professional specialising in planning matters. If you wish to contest the validity of the notice, you may only do so by an application to the High Court for judicial review.

rm Park

on

Common Sewer

Louder's Lane

NEW ROAD

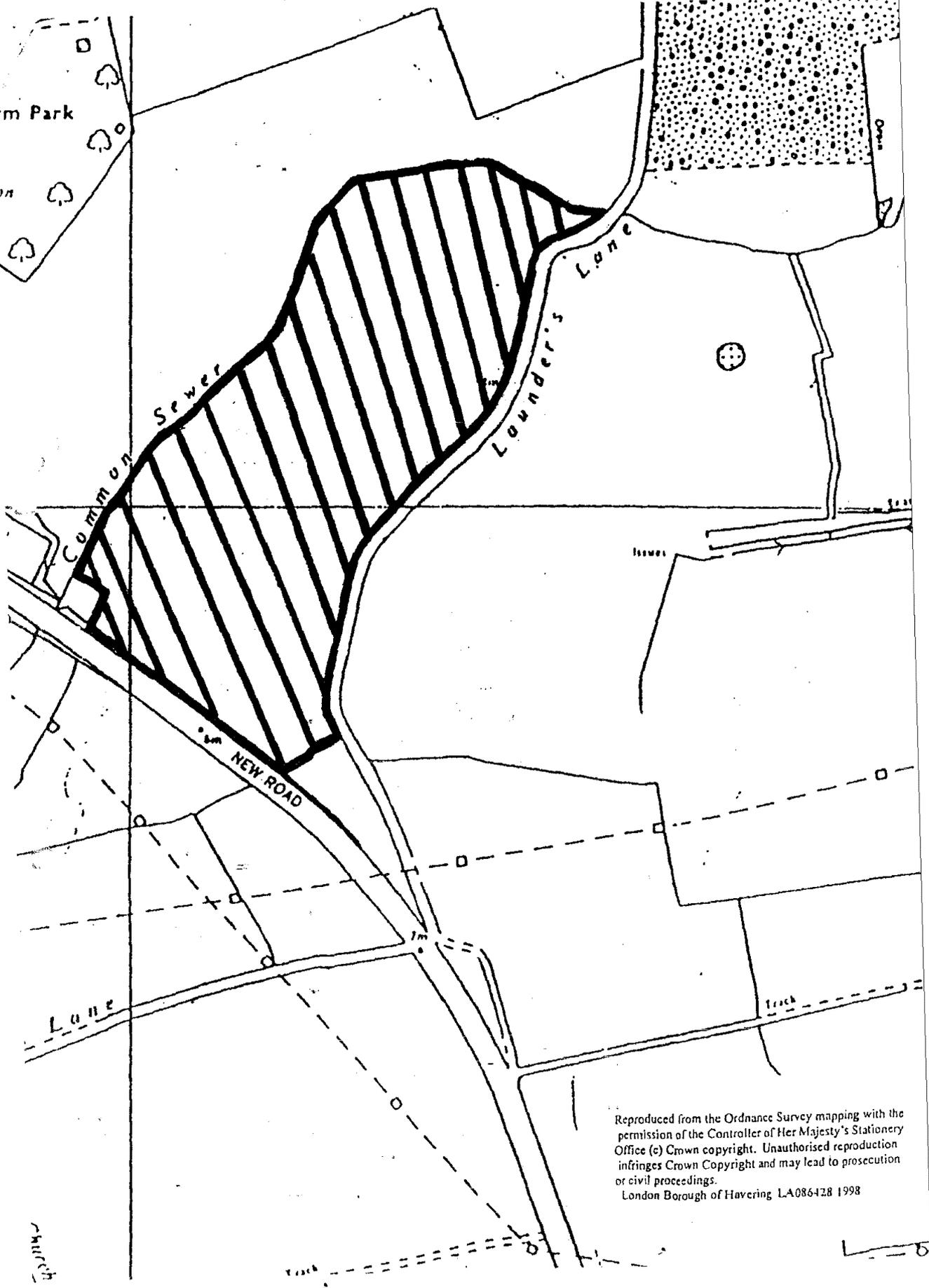
Lane

Track

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London Borough of Havering LA086428 1998

Mitch

6



**RE: ARNOLDS FIELD, LAUNDERS LANE, RAINHAM, ESSEX, RM13 9GF**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

**ENFORCEMENT NOTICE**

- TO:**
1. The Owner of the said land:- North London Developments Ltd,  
48, Langham Street, London W1W 7AY
  2. The Occupier of the said land: Nationwide Unit 15 Thurrock  
Commercial Centre Purfleet Industrial Park Aveley SOUTH  
OCKENDON RM15 4YA
  3. The Owner: Land at Arnolds Field, Launders Lane, Rainham,  
Essex RM13 9GF
  4. The Occupier: Land at Arnolds Field, Launders Lane, Rainham,  
Essex RM13 9GF

**ISSUED BY:** London Borough of Havering

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to the Council that there has been a breach of planning control, under Section 171A(1)(a) of the above Act, at the land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations.

**2. THE LAND AFFECTED**

The property and associated land at Arnolds Field, Launders Lane, Rainham, RM13 9GF shown hatched black on the attached plan.

**3. THE BREACH OF PLANNING CONTROL ALLEGED**

Planning Permission was granted in September 2000 under Planning Reference P0941.00 to enable the land to be restored to community woodland. Condition 1 of the aforementioned planning permission required that the land be restored and such restoration be carried out in accordance with the details submitted. Such details including phasing, the method of soil spreading, timing for implementation in accordance with the agreed plan Diagram Reference Number: 3004/C01/150802/M9a annexed to this Notice. The deposition of materials on the land is not in compliance with the details agreed pursuant to Condition 1 in that the height of the agreed contours on the agreed plan have been exceeded in height by up to 3.5 metres over areas of the site. The materials imported onto the site exceed in volume the materials required to comply with Condition 1 of that Planning Permission.

Further tipping of materials on the site is a breach of planning control.

#### 4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last four years. The unauthorised engineering operations are unacceptable because the current contours form unacceptable and alien features in the landscape and the slopes adjacent to the adjoining watercourse are too steep and potentially unstable. The importation and depositing of further materials would exacerbate the ongoing breach of planning control. The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems. In making its decision to issue this Notice the Council considered that the unauthorised operations are contrary to the following policies of the Havering Unitary Development Plan: policies MWD1 and contrary to the approved restoration scheme under planning permission P0941.00.

#### 5. WHAT YOU ARE REQUIRED TO DO

- (i) Cease the unauthorised engineering operations consisting of the deposit and spreading of imported waste materials on the land

Time for compliance: 7 days from the effective date of this notice.

- (ii) Cease importing waste materials onto the land.

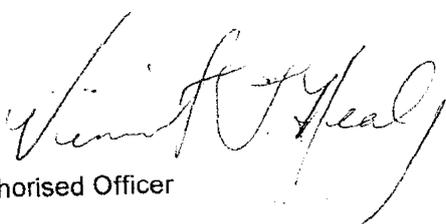
Time for compliance: 7 days from the effective date of this notice.

#### 6. WHEN THIS NOTICE TAKES EFFECT

This Notice takes effect on 12<sup>th</sup> November 2004, unless an appeal is made against it beforehand

Dated: 13<sup>th</sup> October 2004

Signed:

  
Authorised Officer

on behalf of London Borough of Havering  
Town Hall  
Main Road  
Romford RM1 3BD

### **YOUR RIGHT OF APPEAL**

You can appeal against this Enforcement Notice to the Secretary of State by the 12<sup>th</sup> November 2004. Further details are given in the attached explanatory note.

### **WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on 12<sup>th</sup> November 2004 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the Notice.

**FAILURE TO COMPLY WITH AN ENFORCEMENT NOTICE WHICH HAS TAKEN EFFECT CAN RESULT IN PROSECUTION AND/OR REMEDIAL ACTION BY THE COUNCIL.**

## **EXPLANATORY NOTES**

### **STATUTORY PROVISIONS**

A summary of Sections 171A, 171B and 172 to 177 of the Town and Country Planning Act 1990 (as amended) is enclosed with this Notice.

### **YOUR RIGHT OF APPEAL**

You can appeal against this Notice, but any appeal must be in writing and received, or posted (with the postage paid and properly addressed) in time to be received in the ordinary course of the post, by the Secretary of State before 12<sup>th</sup> November 2003. The enclosed booklet "Enforcement Appeals - A guide to Procedure" sets out your rights. Read it carefully. If you appeal you should use the enclosed appeal forms. Two copies are for you to send to the Secretary of State if you decide to appeal. The other is for you to keep as a duplicate for your own records. You should also send the Secretary of State a copy of the Enforcement Notice.

### **GROUND OF APPEAL**

The grounds of appeal are set out in Section 174 of the Town and Country Planning Act 1990 and are also set out in the enclosed appeal forms.

### **PLANNING APPLICATION FEE**

Should wish to appeal on ground (a) - that planning permission should be granted for the unauthorised use - then a fee of £1,100.00 is payable both to the Secretary of State and to the Council. If the fees are not paid then that ground of appeal will not be valid.

### **STATEMENT ON GROUNDS OF APPEAL**

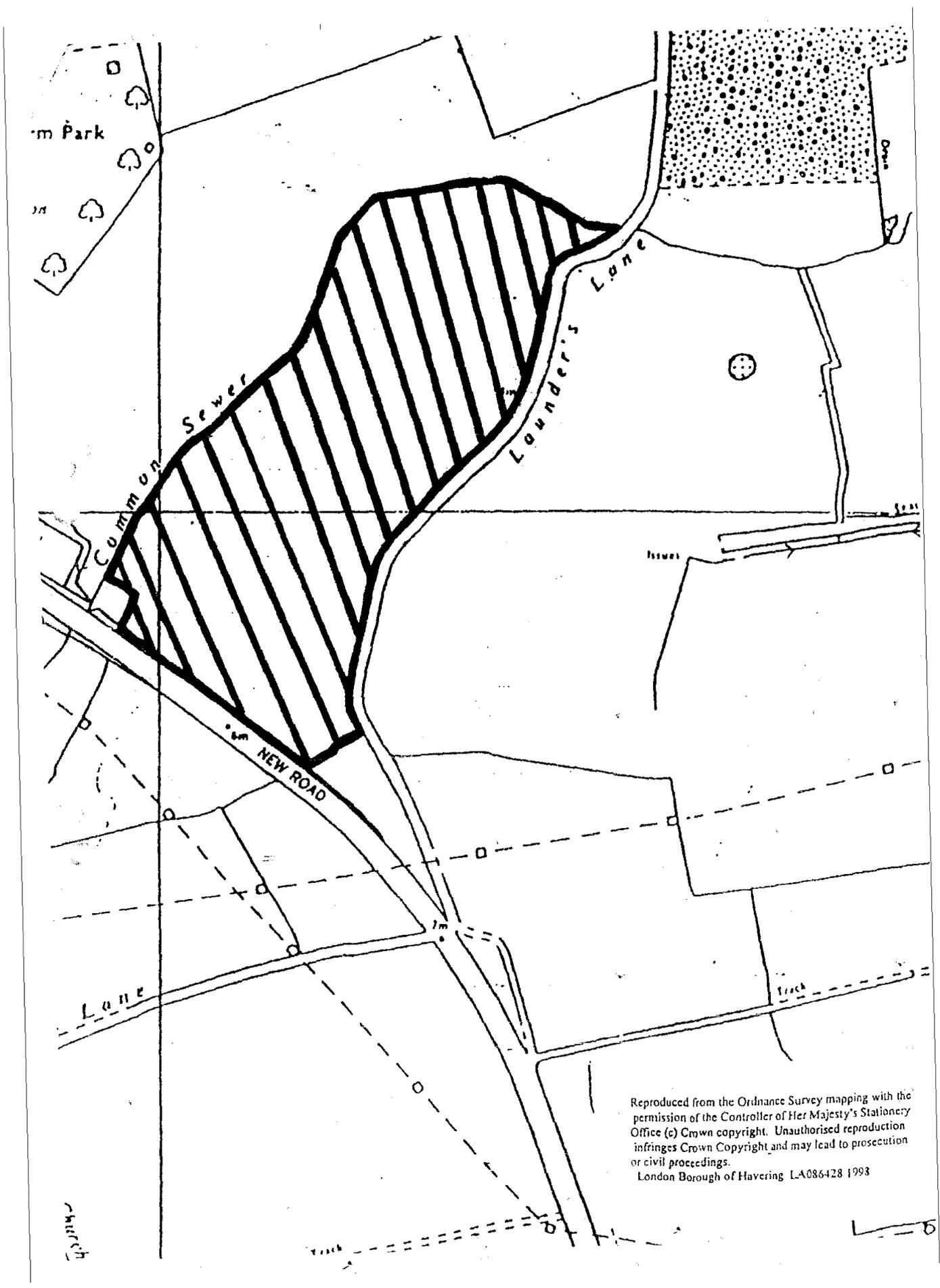
You must submit to the Secretary of State, either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends him a notice so requiring him, a statement in writing specifying the grounds on which you are appealing against the enforcement notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

### **RECIPIENTS OF THE ENFORCEMENT NOTICE**

The names and addresses of all the persons on whom the Enforcement Notice has been served are:

1. The Owner of the said land:- North London Developments Ltd,  
48, Langham Street, London W1W 7AY
2. The Occupier of the said land: Nationwide Unit 15 Thurrock  
Commercial Centre Purfleet Industrial Park Aveley SOUTH  
OCKENDON RM15 4YA

3. The Owner: Land at Arnolds Field, Lauanders Lane, Rainham, Essex RM13 9GF
4. The Occupier: Land at Arnolds Field, Lauanders Lane, Rainham, Essex RM13 9GF



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London Borough of Havering LA086428 1993

RE: **ARNOLDS FIELD, LAUNDERS LANE, RAINHAM, ESSEX, RM13 9GF**

**IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990  
(as amended by the Planning and Compensation Act 1991)**

**ENFORCEMENT NOTICE**

**To:**

1. The Owner of the said land:- North London Developments Ltd  
48, Langham Street, London W1W 7AY
2. The Occupier of the said land: Nationwide Unit 15 Thurrock  
Commercial Centre Purfleet Industrial Park Aveley SOUTH  
OCKENDON RM15 4YA
3. Legal Interest in the said land: Tarmac Heavy Building Materials  
UK Limited, Millfields Road, Ettingshall, Wolverhampton, West  
Midlands WV4 6JP.
4. Legal Interest in the said land: Joan Balment, Leprechaun, New  
Holding, Gerpins Lane, Upminster, Essex
5. THE OWNER, Arnolds Field, Lauanders Lane, Rainham, Essex  
RM13 9GF
6. THE OCCUPIER, Arnolds Field, Lauanders Lane, Rainham,  
Essex RM13 9GF

**ISSUED BY:** London Borough of Havering

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to the Council that there has been a breach of planning control, under Section 171A(1)(b) of the above Act, at the land described below. They consider that it is expedient to issue this Notice, having regard to the provisions of the development plan and to other material planning considerations.

2. **THE LAND AFFECTED**

The property and associated land at Arnolds Field, Lauanders Lane, Rainham, Essex RM13 9GF shown hatched black on the attached plan.

### **3. THE BREACH OF PLANNING CONTROL ALLEGED**

Planning permission was granted in September 2000 under Planning Reference P0941.00 to enable the land to be restored to community woodland. Condition 1 of the aforementioned planning permission required that the land be restored and such restoration be carried out in accordance with details submitted. Such details included phasing, the method of soil spreading, timing for implementation and the agreed plan Diagram Reference Number: 3004/C01/150802/M9a annexed to this Notice. The deposition of materials on the land has not been in compliance with details agreed pursuant to Condition 1 and the depositing of material over the land to the current levels is in breach of the details submitted and agreed pursuant to that condition.

### **4. REASONS FOR ISSUING THIS NOTICE**

It appears to the Council that the above breach of planning control has occurred within the last ten years. The breach of planning control is unacceptable because the current contours form unacceptable and alien features in the landscape and the slopes adjacent to the adjoining watercourse are too steep and potentially unstable. The Council do not consider that planning permission should be given, because planning conditions could not overcome these problems. In making its decision to issue this Notice the Council considered that the unauthorised operations are contrary to the following policy of the Havering Unitary Development Plan : Policy MWD1 and contrary to the approved restoration scheme in Condition 1 of planning permission P0941.00.

### **5. WHAT YOU ARE REQUIRED TO DO**

- (i) Cease the unauthorised deposit and spreading of materials above the levels approved under condition 1 of planning permission P0941.00 in the details submitted and agreed pursuant to that permission and detailed in the agreed Diagram Reference Number 3004/C01/150802/M9a

Time for compliance: 1 day from the effective date of this notice.

- (ii) Remove from the land the unauthorised materials and regrade the site to the approved levels in accordance with condition 1 of planning permission P0941.00 and detailed in the agreed Diagram Reference Number 3004/C01/150802/M9a

Time for compliance: 3 months from the effective date of this notice



# NORTH LONDON DEVELOPMENTS

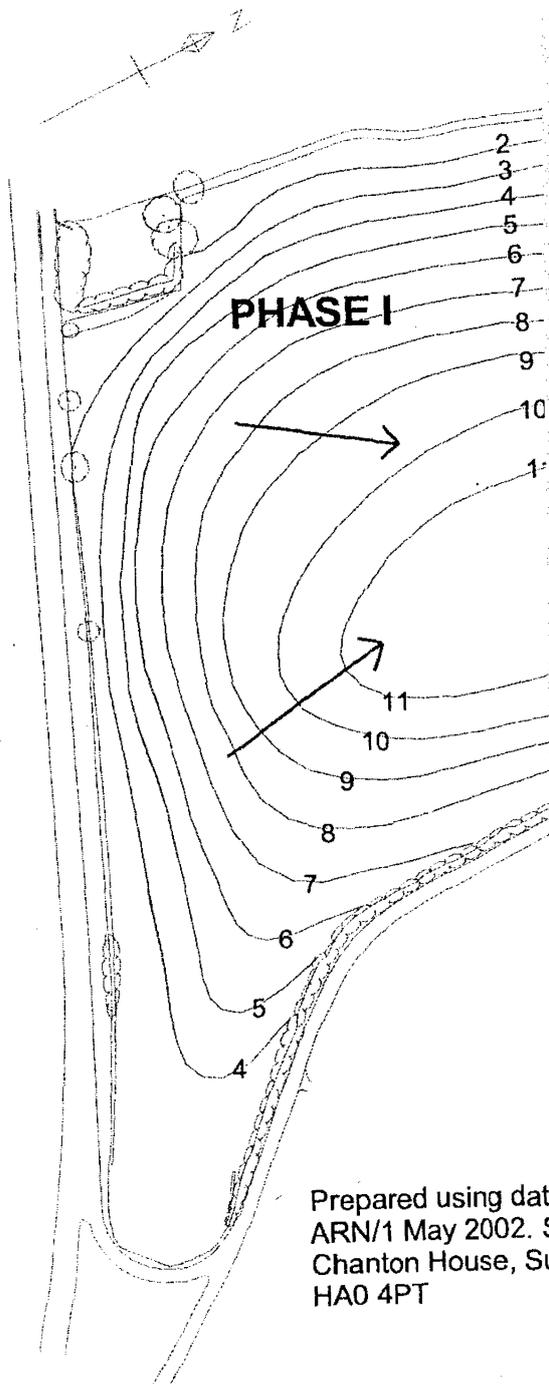
ARNOLD'S FIELD  
PROPOSED RESTORATION LEVELS

Scale:  
1:2500

## Legend:



Revised levels information



Client:	North London Developments
Diagram ref:	3004/C01/150802/M9a
Client ref:	3004/C01
OS ref:	TQ58 sw
Date:	15/08/02
Produced by:	A C Green
Checked by:	J A Lockhart

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Prepared using data:  
ARN/1 May 2002. S  
Chanton House, St  
HA0 4PT

**LOCKHART GARRATT**

*Forestry & Land Use Consultants*



**6. WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 31<sup>st</sup> August 2004, unless an appeal is made against it beforehand

Dated: 29<sup>th</sup> July 2004

Signed:



Authorised Officer

on behalf of London Borough of Havering  
Town Hall  
Main Road  
Romford RM1 3BD

**YOUR RIGHT OF APPEAL**

You can appeal against this Enforcement Notice to the Secretary of State by the 31<sup>st</sup> August 2004. Further details are given in the attached explanatory note.

**WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this Enforcement Notice, it will take effect on 31<sup>st</sup> August 2004 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period specified in the Notice.

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### **GROUND OF APPEAL**

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### **PLANNING APPLICATION FEE**

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3. Legal Interest in the said land: Tarmac Heavy Building Materials UK Limited, Millfields Road, Ettingshall, Wolverhampton, West Midlands WV4 6JP.
4. Legal Interest in the said land: Joan Balment, Leprechaun, New Holding, Gerpins Lane, Upminster, Essex
5. THE OWNER, Arnolds Field, Lauanders Lane, Rainham, Essex RM13 9GF
6. THE OCCUPIER, Arnolds Field, Lauanders Lane, Rainham, Essex RM13 9GF