

**THE LONDON BOROUGH OF HAVERING (RAINHAM AND BEAM PARK HOUSING ZONE  
REGENERATION AREA) COMPULSORY PURCHASE ORDER 2019 No. 1**

**SECTION 226(1)(a) OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND  
SECTION 13 LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1976  
AND THE ACQUISITION OF LAND ACT 1981**

**COMPULSORY PURCHASE OF LAND AND NEW RIGHTS AT THE RAINHAM AND BEAM PARK  
HOUSING ZONE REGENERATION AREA IN THE LONDON BOROUGH OF HAVERING**

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1. Notice is hereby given that The London Borough of Havering made on the 24<sup>th</sup> of September, 2019 The London Borough of Havering (Rainham and Beam Park Housing Zone Regeneration Area) Compulsory Purchase Order 2019 No. 1 under section 226(1)(a) of the Town and Country Planning Act 1990, section 13 Local Government (Miscellaneous Provisions) Act 1976 and the Acquisition of Land Act 1981. It is about to submit this Order to the Secretary of State for Housing, Communities and Local Government (“the Confirming Authority”) for confirmation, and if confirmed, the order will authorise the London Borough of Havering (“the Acquiring Authority”) to purchase compulsorily land and the new rights and interests within the land described below for the purpose of facilitating the carrying out of development, redevelopment or improvement on or in relation to the Rainham and Beam Park Housing Zone Regeneration Area namely: the demolition of existing buildings on the land and the erection of new residential dwellings, community hall, associated landscaping and public realm works and interim work.
2. A copy of the order, the accompanying map, the Statement of Reasons and the background documents may be seen on the Council’s website [www.havering.gov.uk](http://www.havering.gov.uk) and during normal working hours at the London Borough Havering offices, at the following location:  
  
Public Advice and Service Centre, Liberty Shopping Centre, 11 Mercury Gardens, Romford RM1 3RL
3. If no relevant objection as defined in Section 13(6) of the Acquisition of Land Act 1981 is made, or if all such objections made are withdrawn, or if the Confirming Authority is satisfied that every objection made either relates exclusively to matters of compensation which can be dealt with by the Upper Tribunal or amounts in substance to an objection to the provisions of the development plan defining the proposed use of any land comprised in the order, the Confirming Authority may confirm the order with or without modifications.
4. In any other case where a relevant objection has been made which is not withdrawn or disregarded, the Confirming Authority is required, before confirming the order either:
  - i. To cause a public local inquiry to be held; or
  - ii. To afford to the objector an opportunity of appearing before and being heard by a person appointed by the Confirming Authority for the purpose; or
  - iii. With the consent of the objector to follow a written representations procedure.

5. The Confirming Authority may then, after considering the objections and the report of the person who held the inquiry or hearing or considered the written representations, confirm the order with or without modifications. In the event that there is no objection, whether by a qualifying person or otherwise, the Confirming Authority may in certain circumstances permit the Acquiring Authority to determine confirmation of the order.
6. Any objections to the order must be made in writing to the Secretary of State for Communities and Local Government at National Planning Casework Unit, 5 St Philips Place, Colmore Row, Birmingham, B3 2PW no later than 25 October, 2019 and should state the title of the order, the grounds of objection and the objector's address and interests in the land.

### **DESCRIPTION OF THE LAND TO BE ACQUIRED**

All interests in land in Rainham particularised in the Order and in the accompanying map, which includes the following:

1. Premises known as 21, 23, 35-43, 49-87, 89 – 101, 143, 148-192, 149 – 153, 165-193, & 195-205 New Road and 1-9 Cherry Tree Lane,
2. Garden at 2 South Street and passageway south of 2 South Street, 2 Walden Avenue, Autopro Centre Walden Avenue, gated access north of 21 and 23 New Road

The New Rights to be Acquired are those as particularised in the Order and in the accompanying map, which includes the right to oversail a crane, loaded or unloaded, in connection with the Scheme on adjoining land through the airspace and the rights to enter and remain on adjoining land in connection with the Scheme for the purposes of erecting, installing, using, maintaining and dismantling scaffolding over land in Rainham particularised in the Order and in the accompanying map, which includes the following:

1. Premises known as 1 and 2 Philip Road, Land to the rear of 2 Philip Road, 11 & 13 Cherry Tree Lane, 2 Askwith Road, 2 Spencer Road, Land at Lower Mardke Avenue, Land South at New Road and Beam Garage, Suttons Business Park and Land lying North on New Road,
2. Land at Annabel Court, Benjamin Court, Able House, Askwith Road, Stock Depot and Land to the North, land to the South, East and West, Rainham, 1 Betterton Road, Land at Miller Lodge, Land to the East at Walden Avenue, Land South at New Road and West at South Street, Rainham, Land at Rainham House and Kathryn House, Manor Way

Dated: 3rd October, 2019



Daniel Fenwick

Director of Legal and Governance, on behalf of London Borough of Havering