

**SUPPLEMENTARY 1**

**PLANNING COMMITTEE**

**Monday, 14 March 2022**

**Agenda Item 4.      Dagenham Green, Former Ford Stamping and  
Tooling Operations Site, Chequers Lane, Dagenham  
- 21/01808/OUTALL (Pages 1 - 2)**

Contact Officer:      John Dawe  
Telephone:            020 8227 2135  
E-mail:                 [John.dawe@lbbd.gov.uk](mailto:John.dawe@lbbd.gov.uk)

This page is intentionally left blank

<b>Planning Committee</b>		<b>Date: 14 March 2022</b>
<b>Application No:</b>	21/01808/OUT	<b>Ward: River</b>
<b>Reason for Referral to Planning Committee as set out in Part 2, Chapter 9 of the Council Constitution</b>	The application is a strategic development which is of a scale and importance that should be determined at Planning Committee.	
<b>Address:</b>	Former Dagenham Stamping and Tooling Operations Site, Chequers Lane, Dagenham, RM9 6SA	
<b>Development:</b>	Outline planning application (all matters reserved) for the demolition of existing buildings and structures, the erection of buildings comprising residential homes and non-residential floorspace, including: flexible industrial workspace; flexible employment, retail, community and leisure uses; a school, and associated infrastructure; new streets, open spaces, landscaping and public realm; car, motorcycle and bicycle parking spaces and servicing, utilities and other works incidental to the proposed development.	
<b>Applicant:</b>	Peabody	

**Summary:****SUPPLEMENTARY REPORT**

Following the publication of the committee report, the applicant has sought to clarify the following points (the underline denotes the change/clarification):

- The application shall be determined in accordance with The Town and Country Planning (Consultation) (England) Direction 2021 whereby a local planning authority shall consult the Secretary of State if they are minded to grant permission to which this Direction applies.
- Paragraph 1.44- The school plot will be transferred over to the Council in 2026. The Council will then with the Department of Education deliver the school so that it is operational in 2028.
- Paragraph 3.14- This would equate to a range of 54 to 78 4x bed properties (1.8% - 2.5%) overall. To note all 4 bed units will be dedicated to the LAR tenure.
- Head of Term no. 1- numbering should start from a) and not c) and should read as follows:
  - a) 1,550 affordable dwellings (minimum of 47% by habitable rooms)
  - b) 50% of affordable dwellings (by unit) shall be London Shared Ownership/Intermediate
  - c) 50% of affordable dwellings (by unit) shall be London Affordable Rent
  - d) Early-stage viability review
  - e) Mid-stage viability review – with increased nominations initially to seek to:
    - i) deliver an uplift within the later phases of the scheme up to 50% Affordable Housing by Habitable Room on the same split as the main permission as noted above in b) and c).

- ii) Provide an additional contribution to TfL in relation to bus provision of £1.3m
- f) Late-stage viability review
- g) Council to have nomination rights for London Affordable Rent dwellings

- Heads of Term no. 6- The developer to pay a contribution of £500,000.00 towards buses prior to the occupation of the 938th unit.
- Heads of Term no 8 (d) ii- Funding car club membership for the first occupier of each future household for two calendar years to a maximum cap of £150 per household.
- Head of Term no 5. b) to be removed due to drafting error.
- Head of Term 6 and 1. e(ii) (previously g (ii)) - A review of contributions for up to an additional further £1.3million at the mid stage review once monies towards Affordable Housing have been deducted.
- Head of Term 10- to include c) energy monitoring on operational energy performance to comply with London Plan Policy SI 2.
- Head of Term 7 c)- The principle behind this term is as follows:
  - Allowing 3rd parties to put forward requests for acceleration with the onus on the applicant to reasonably consider such requests
  - Any request must ensure that health, safety and impacts are considered as part of any proposal
  - The 3rd party requesting the acceleration must meet all of the applicant's costs/impacts for acceleration
  - Provide allowance for future adjustment of the route to ensure the applicant can still deliver their Planning Permission/Other obligations

The clarification/changes as noted above are procedural and have no material bearing on the assessment of the application or the recommendation to members as noted in the published committee report.

<b>Contact Officer</b> Grace Liu	<b>Title:</b> Principal Development Management Officer	<b>Contact Details:</b> Tel: 020 8227 2273 E-mail: <a href="mailto:grace.liu@befirst.london">grace.liu@befirst.london</a>
-------------------------------------	--	--