

SUPPLEMENTARY 1

THE CABINET

Tuesday, 23 May 2023

Agenda Item 4. Addendum to LBBD Draft Local Plan: Provision of Gypsy and Traveller Sites in Barking and Dagenham (Pages 1 - 37)

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CABINET**23 May 2023**

This report is submitted as an addendum to Agenda Item 4. The Chair will be asked to decide if it can be considered at the meeting under the provisions of Section 100B(4)(b) of the Local Government Act 1972 as a matter of urgency in order to consider issues raised by the local MP prior to the Cabinet making a decision on the matter.

Title: Addendum to LBBB Draft Local Plan: Provision of Gypsy and Traveller Sites in Barking and Dagenham	
Report of the Cabinet Member for Regeneration and Economic Development	
Open Report	For Decision
Wards Affected: All wards	Key Decision: Yes
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Accountable Director: Caroline Harper, Chief Planning Director, Be First	
Accountable Executive Team Director: James Coulstock, Interim Strategic Director of Inclusive Growth	
Summary:	
<p>A letter dated 19 May 2023 (Appendix 1) and accompanying documents (Appendices 2 and 3) have been received from Jon Cruddas, MP for Dagenham and Rainham constituency, relating to the report at agenda item 4 (LBBB Draft Local Plan: Provision of Gypsy and Traveller Sites in Barking and Dagenham).</p> <p>The letter raises several concerns relating to Gypsy and Traveller site provision in the Borough and the allocation within the Local Plan of a site that would extend the existing Gypsy and Traveller site further into Eastbrookend Country Park. The concerns raised include:</p> <ul style="list-style-type: none"> • The lack of an identified, alternative brownfield site and the conclusion that 47 Thames Road is not suitable; • The appropriateness of the extension of the Eastbrookend Country Park Gypsy and Traveller site when compared to other sites in the attached topic paper; • The lack of reference to the proposed extension of the Eastbrookend Country Park Gypsy and Traveller site within Appendix A; • The future implications for the Green Belt should the Traveller site be extended further into Eastbrookend Country Park; • The state of repair of the current Gypsy and Traveller site. 	

It should be noted that the Cabinet paper is not proposing anything new with regards to the in-principle extension of the existing Eastbrookend site. This site is already allocated in the draft Local Plan which, following approval by Cabinet in October 2020, was submitted to the Secretary of State in December 2021. The Plan underwent public consultation prior to its submission. It received limited responses relating to Gypsy and Traveller site provision, and no representations opposing the in-principle extension of the Eastbrookend Country Park Gypsy and Traveller site as part of the Reg 19(1) and Reg 19 (2) consultations. There is no option available to remove this site as an allocation from the Plan unless this is recommended by the Planning Inspectors.

It is acknowledged that there are concerns surrounding the extension of the existing Traveller site, not least due to its location in the Green Belt which will also be a consideration for the Inspectors during the Local Plan examination hearings. However, as set out in the Cabinet paper and Gypsy and Traveller Topic Paper, after undertaking a thorough assessment of 60 sites, planning officers have unfortunately not been able to identify any further suitable sites. Alongside the now apparent lack of deliverability of the two other sites previously put forward in the draft Local Plan, the report therefore must conclude that the only remaining option, at this time, is the in-principle use of land at Eastbrookend Country Park for an extended facility should a future need arise.

It should be re-iterated that nothing within this paper authorises the physical extension of the existing site or the delivery of any alternative sites. The decision to be made by Cabinet on 23rd May centres solely around how we as a Borough are able to meet the site allocation requirements for the remainder of our anticipated need. Should Cabinet agree to the recommendations currently presented and the need for new Traveller pitches subsequently arises, any proposed site would be subject to the normal planning application process including rigorous public consultation. In addition to the statutory planning requirements, Cabinet approval would be required for the committal of council finances to deliver the pitches and associated infrastructure. A full options appraisal would be presented to Cabinet at this stage.

The Cabinet paper sets out the reasons 47 Thames Road is not considered to be deliverable as a Gypsy and Traveller site at this time. This is due to the social and financial implications attached to it. It should be noted that even if this site were to be included in the Local Plan, the current extension at Eastbrookend Country Park cannot be removed from the Local Plan Examination at this stage given the submitted status of the Plan. Including 47 Thames Road would therefore need to be in addition to the Eastbrookend site and not as a replacement.

Officers understand the complex issues surrounding the proposed extension and have worked hard to meet the need across the Borough, however, as the report sets out it has not been possible to identify sites that can accommodate the identified need. The recommendation put to Cabinet is therefore focused on a longer-term allocation for a state-of-the-art Gypsy and Traveller site in the Castle Green area, where we can aspire to meet the Gypsy and Traveller accommodation needs of the Borough in full.

Appendix A of the Cabinet paper sets out the sites that have been assessed more recently as part of our continued efforts to locate a suitable site since the submission of the draft Local Plan. It should also be noted that no sites came forward during our additional dedicated Gypsy and Traveller Site Call for Sites (6 March until 17 April).

Officers are aware of concerns raised by residents regarding antisocial behaviour associated with the existing site. In its role as landlord of the site, the Council is working to address these concerns through enforcement. There are also ongoing concerns in relation to the quality of the infrastructure provided to the Traveller population in occupation. Again, in its role as landlord the Council is working to address this. Whilst these are clearly live issues that need to be managed, we cannot conflate issues with current site management and our legal obligations with regards to the delivery of a Local Plan.

Recommendation(s)

The Cabinet is recommended to consider the issues raised in this report and accompanying documents prior to reaching its decision on the recommendations set out under agenda item 4.

Public Background Papers Used in the Preparation of the Report: None

List of Appendices:

- Appendix 1: Letter from J Cruddas MP dated 19 May 2023
- Appendix 2: Be First's Gypsy and Traveller Topic Paper
- Appendix 3: Barking and Dagenham Gypsy and Traveller Site Funding Bid

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HOUSE OF COMMONS
LONDON SW1A 0AA

19 May 2023

FAO: Cabinet Members, Be First and Barking and Dagenham Council

RE: PROVISION OF GYPSY AND TRAVELLER SITES IN BARKING AND DAGENHAM

Following our meeting on Wednesday 22 February where we discussed a proposal to extend the existing Gypsy and Traveller site at Eastbrookend Country Park to deliver 12 pitches of the 25 required by the Local Plan. Proceeding with this site would subsequently mean a declassification of green belt land for the purpose of residential development, which raised concerns with me as the Member of Parliament for Dagenham and Rainham. Not least because at the last two elections (2017 and 2019) I have stood on a clear platform to prevent this from happening in the neighbouring borough, also within my constituency, of Havering.

In the meeting it was broadly accepted that it should not be beyond the wit of the London Borough of Barking and Dagenham and Be First to find a suitable brownfield site, given the sheer volume of sites earmarked for development opportunity across the south of the borough. So, given this, it was incredibly disappointing to not hear anything further, only finding out that the Eastbrookend site was recommended for approval at the upcoming Cabinet Meeting by a chance follow up from Councillor Andrew Achilleos.

Having now reviewed the Cabinet Report, whilst I note that *“significant work has been undertaken since the Preliminary Hearing to identify and assess 60 other alternative sites”*, I find it unusual that the location at Eastbrookend Country Park does not feature in Appendix A – the site deliverability assessment. Whilst it outlines the 18 sites identified through the “Call for Sites” process it should, for decision makers, include comparable data for the site being recommended for approval.

If we are to reference the 01.10.21 Gypsy and Traveller Site Selection Paper produced by Be First we can clearly see that despite being pushed as the preferred site, Eastbrookend Country Park is actually the least appropriate suggested site by Be First’s own metrics. See below.

Site Name	Green Belt	Local Nature Reserve	Site of Importance	BAP Priority Habitat	Flood Risk	Conservation Area	Listed Building	Loss of Open Space	European Site	Site of Special
Collier Row Road	Red	Green	Red	Yellow	Green	Green	Yellow	Green	Green	Green
Crabtree Avenue	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green
Keir Hardie Way	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green
Roosevelt Way	Yellow	Green	Red	Red	Green	Green	Green	Green	Green	Green
Choats Road	Green	Red	Red	Red	Yellow	Green	Green	Green	Green	Green
Eastbrookend Country Park	Red	Red	Red	Red	Yellow	Green	Red	Red	Green	Green

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The cost implications for both sites as outlined in the Cabinet Report do not appear complete which further acts to undermine the decision. There is a clear indication that development at Eastbrookend Country Park would cost c.£3 million. However, there does not seem to be a delivery cost attached to the 47 Thames Road site, stating that it would cost c.£0.5 million to clear it ready for development only. Further to this it seems that the decision weights against the use of this site because the *“unit might command a rent of £185k per annum.”* (P.12 - 3.7)

Furthermore pages 66-68 of the Cabinet Report Appendix A outlines the feasibility/deliverability of a Gypsy and Traveller site at 47 Thames Road. This item produces the only potentially deliverable conclusion stating the following:

“The site could be suitable for a traveller site following agreement from Cabinet that the site can be released from its existing use and noting the financial implications that the loss of income would have on Council finances and the substantial change to its original proposal as a mixed-use scheme.”

Within the report itself on P.11 3.7 and in a letter dated 04 May 2023 from the Director of Community Participation and Prevention regarding the future of the 47 Thames Road site, currently occupied by Participatory City, it was stated that:

“The site is currently let to a community group, but they will vacate the site in December 2023.”
Cabinet Report P.11 3.7

“Participatory City has taken the difficult decision to announce the closure of Every One Every Day for residents by December 2023. Resident activity will continue to take place in the Every One Every Day Warehouse (47 Thames Road) until the end of 2023.” 04 May 2023 Director of Community Participation and Prevention, Community Solutions LBBD.

Taking this information into consideration it is clear that the site at 47 Thames Road has been released from its existing use and therefore the conclusion in the ‘London Borough of Barking and Dagenham Gypsy and Traveller Site Deliverability Assessment’ should be changed from ‘yellow’ to ‘green’ making it the only viable option. In doing so and proceeding with 47 Thames Road, the scheme would deliver an additional unit (totalling 13) to that of the presently preferred site at Eastbrookend Country Park (totalling 12).

I want to take this opportunity in the representation to make it absolutely clear that the local authority has a duty to provide sites for communities with protected status such as the Gypsy and Traveller Community, which I fully support as the Member of Parliament. I also support the outlined refurbishment and improvement of living conditions on the current site, located adjacent to the proposed site which has been the focus of this letter. Over the years I have addressed many casework issues stemming from disrepair at this location, so whichever site is eventually chosen, the regeneration of the existing provision at Eastbrookend Country Park must feature in the plans.

This week my office has been in communications with Eastminster School of Riding who reached out expressing their opposition to this proposal on a number of different grounds, primarily raising issues with anti-social behaviour concerns which they allege have been ongoing for some years, and

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stem from the existing site. They also explain that:

"If they [Be First/LBBD] are allowed to move this area out of green belt, what will stop them taking more of the country park for development? The Ranger Service have been doing a fantastic job with limited staff and little council funding, they have found grants to improve the site. This development will be counterproductive to everything they have done."

As Be First and the London Borough of Barking and Dagenham know Eastbrookend Country Park and The Chase are both Green Belt and protected Local Nature Reserves, including Special Sites of Scientific Interest. The Chase is also designated as a Site of Metropolitan Importance for Nature Conservation. What is most concerning is that in the original bid for funding to facilitate this development section 5.7 of the bid explains that whilst the land currently falls within Green Belt, the Council and Be First are actively seeking to amend the Green Belt boundaries through the Local Plan process – seeking to redesignate/declassify the land.

My concern is that declassifying this site from the Green Belt could set a precedent and lead to a domino effect in the immediate area, primarily a re-application from the Farmhouse Tavern for a permanent structure on the Green Belt land on the other side of the Eastbrookend Discovery Centre. As outlined in the beginning of this representation I stood on a platform to protect the Green Belt in 2017 and 2019 so this is an important issue, especially given current land value and development prospects in the area – there is no shortage of scope or investment to develop in East London. This could open the door to undesirable future applications including land declassification.

There are also existing concerns around fly-tipping from the Eastminster School of Riding that they explain will be exacerbated if this proposal is approved: *"We already have fly tipping from the site, this is on the road that accesses the cemetery, not nice when attending a funeral. Logically if you increase the number on the site, it would increase the volume of fly tipping."*

There are a number of anti-social behaviour elements which have been raised not only by the School of Riding, but also by residents who frequently attend the Eastbrookend Tea Room and Council-led family events at the Eastbrookend Discovery Centre. These reports range from car-theft to intimidation, and also have a knock-on effect to those visiting Eastbrook Cemetery. If this piece of Green Belt land was lost to development the site border would be very close to the well visited cemetery, and would undoubtedly cause disturbance to family and friends looking to visit and pay respects to their loved ones.

I think as I draw this representation to a close it is important to raise the success of the Eastbrookend Tea Room and the amazing work of the Park Rangers, who have put Eastbrookend Country Park on the map and have made it a destination for our residents and visitors to the area. This has been recognised to such an extent that the Centre was marked on the 150-year anniversary of the District Line poster which is advertised across the London Underground network. It is fair to say that the country park has come a long way in a very short space of time, and I know families in the area would be very disappointed if this hard work and investment was undermined by a development that could be sited somewhere more suitable.

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The Park Ranger team have gone from strength to strength since 2020 when plans to make Barking and Dagenham the 'green capital of the capital' were publicly stated, and working in line with the Parks and Open Spaces Strategy, Biodiversity Action Plan, Public Health and as part of a greener Inclusive Growth plan, they have increased resident engagement levels and have achieved green flag status for accessibility and cleanliness at Eastbrookend Country Park.

I share concerns that have already been raised by Councillors and residents that despite the best efforts of Barking and Dagenham as an outward looking and forward-thinking local authority, public prejudice could impact footfall and the future sustainability of the Eastbrookend Discovery Centre, and all associated business models, and activities should this expansion go ahead in this location – unravelling many of the achievements of the past three years.

I therefore ask the Cabinet Members and Officers of both Be First and Barking and Dagenham Council to rethink this proposal, and to continue seeking alternative sites alongside 47 Thames Road to meet the required Gypsy and Traveller pitch provision, and to ensure that the integrity of our green belt is protected for future generations.

Kind regards

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GYPSY AND TRAVELLER TOPIC PAPER

Introduction

1. The purpose of this paper is to explain how London Borough of Barking and Dagenham as Local Planning Authority has sought to identify a residential traveller site to meet the need identified in the LBBG Gypsy and Traveller Accommodation Assessment (GTAA), as updated in August 2020. The Council is committed to meeting the identified need for traveller sites as part of its objective to ensure that “no-one is left behind” as outlined within its Inclusive Growth Strategy.

Background

2. The National Planning Policy Framework (NPPF) Planning Policy for Traveller Sites (2015) and the London Plan (March 2021) requires Local Planning Authorities (LPAs) to assess the accommodation needs of Gypsies and Travellers in their area and provide sufficient sites to meet that need.
3. The process that the Council has undertaken to assess accommodation needs for Gypsies and Travellers and select a traveller site can be summarised as follows.
 - i. **Consult on proposed scope of Plan:** LBBG Local Plan Stage 1 Issues and Options Report (2015) - this set out the Council’s intention to undertake an independent study on Gypsy and Travellers Accommodation Needs Assessment (GTAA) to inform the new Local Plan. Following the stage 1 consultation, it was acknowledged that the Council should identify a new traveller site. In 2016, the Council commissioned a GTAA study, which identified a need for 19 additional pitches for households that meet the

planning definition in PPTS (2015). It was noted at the time that the assessed need for new pitches was based on locally identifiable need.

ii. Establish a list of appropriate sites/locations and consult on them:

Officers in the LBBB Housing Team identified a list of small sites of less than 0.25ha in size based on 6 pitches with an average of 400sqm from Council ownership reviewing the Council’s small sites programme and undertaking the Call for Sites in June 2019.

iii. Through the LBBB Draft Local Plan Regulation 18 consultation we proposed 6 potential sites/locations which could be suitable to meet the need of pitches for Gypsies and Travellers. These were:

- Choats Road
- Lane at Collier Row Road
- Roosevelt Way
- Crabtree Avenue
- Keir Hardy Way
- Expand the existing site at Eastbrookend Country Park.

iv. **Identify a preferred site(s)/locations:** No responses on the 6 potential sites/locations were received during the Local Plan Regulation 18 consultation, except one from an Irish Traveller household, which was received after the consultation was closed. The comments related to the following two sites:

- Choats Road- acceptable choice for a site.
- Collier Row Road – preferred choice for a site.
- Expansion of existing public site – preferred choice for a site.

4. In June 2020 the Council commissioned another Gypsy and Travellers Accommodation Needs Assessment (GTAA) for Barking and Dagenham to inform policies and site allocations in the emerging new Local Plan and to ensure it will be compliant with both the NPPF and the London Plan. Further opportunities to engage with settled and traveller communities were undertaken from 17 July to 1st September, including interviews by phone, an online questionnaire, and separate arrangements to speak to residents on the Council’s existing traveller site¹.
5. The GTAA identified need for new pitches up to 2034 as shown below. This excludes travellers that have ceased to travel permanently. The need for these pitches arises completely from Irish Traveller households and they are all locally identifiable need.

Years	0-5	6-10	11-15	Total
	2020-24	2025-29	2030-34	
	19	2	3	24

Source: LBBB GTAA 2020

6. When considering current household formation rates, this would mean meeting a need of 25 pitches by the end of the Plan period in 2037.

7. **Undertake site assessment** - Prior to the sites being allocated in the Regulation 19 draft Local Plan consultation, the Council assessed each site on their suitability to meet the identified need of pitches for Gypsies and Travellers (see Annex 1). This includes the sites planning and environmental constraints, whether it has access to essential services such retail and education, access to public transport and the deliverability of the site. Conclusions have been made based on the information that has been obtained.
8. Both National and Regional (London Plan) policy has been taken into consideration in assessing the suitability of sites, with further detail set out under the Planning Constraints section below for the relevant site.

Officer's Recommendation

4. Following consideration of all of the sites which were put forward in the regulation 18 draft Local Plan consultation, it was considered that the following sites should be allocated in the draft Local Plan for the regulation 19 consultation:

- Choats Road
- Land at Collier Row Road
- Expand the existing site at Eastbrookend Country Park

The draft policy text was updated as follows:

POLICY DMH 5: Gypsy and Traveller Accommodation

1. The Council will meet the identified current and future accommodation needs of Gypsies and Travellers and Travelling Showpeople in Barking and Dagenham by:
 - a) retaining and protecting the existing Gypsy and Traveller sites at Eastbrookend Country Park
 - b) delivering a maximum of 12 pitches by expanding the existing public site at Eastbrookend Country Park within the first five years of the plan period
 - c) delivering the remaining identified need by the end of the plan period at Collier Row Road and/or Choats Road
2. The Council will consider granting temporary planning permission for proposals that come forward in advance of the allocated sites being developed and will be addressed against the criteria set out below.
3. Development of a site to provide additional short-stay /or permanent Gypsy and Traveller accommodation to meet the long-term needs of these communities will be supported where:
 - a) the site is able to accommodate the number of pitches identified in an up to date and robust needs assessment
 - b) the site is accessible to public transport, safe, convenient walking and cycling environment, essential services and facilities (e.g. water, power, sewerage and waste disposal) and be capable of supporting by local social infrastructure and does not place undue pressure on local infrastructure and services (such as healthcare, schools and shops)

c) it provides safe access to and from the public road network a) the site is a safe location (e.g. not located in an inappropriate area of high flood risk, including functional floodplains, given the particular vulnerability of caravans) b) the proposal would not result in significant adverse impacts on the amenity of other site occupants and the occupiers of neighbouring sites

d) the proposal supports the health and wellbeing of the occupiers of the site by providing appropriate facilities, layout and design quality

e) arrangements can be put in place at the planning application stage, to ensure the proper management of the site in line with the policy requirements above.

Post-Reg 19(1 and 2) Updates

Following two rounds of Regulation 19 consultation, further modifications to the sites proposed have been required. It is now recommended that the Colliers Road and Choats Road Traveller site options are removed from the Local Plan due to both plots of land being cited as unavailable, and as a result of concerns raised by the Environment Agency on the Choats Road site being located in a Flood Zone 3 area. As a result, 1C in Policy DMH 5 is proposed to be removed.

It is therefore now recommended that only the extension of the Eastbrookened Country Park site should be taken forward as a site allocation in the Local Plan as the only available and deliverable site currently identified. The Council is currently undertaking detailed discussions on the funding and delivery of this site and will seek a formal decision in the summer (2022) following the May elections, including any further consultation.

It is acknowledged that this would mean a change to the Green Belt boundary in order to bring the site forward. The LBBD Green Belt Review (2015) cited the justification for retaining Eastbrookened Country Park as Green Belt was to stop neighbourhoods flowing into each other. Utilising a central part (where the site is located) will not impact on this objective. Furthermore, it is judged that the extension of the current site would not compromise the openness of the Green Belt, or the surrounding views.

The Council has ensured that its overall strategy for delivering new homes and jobs is focused on the regeneration of industrial land and brownfield sites and that the maximum density has been considered for every available site. This has ensured that the Council is able to meet its regeneration objectives. It is not considered that the sites that have been identified for housing in brownfield locations would be suitable for a potential traveller site and the assessment of available sites has been focused on existing residential areas and other available open space, including sites which are currently in the Green Belt.

It is acknowledged that there will still be a deficit in traveller sites over the Plan period and the Council are exploring the available options, including identification of any additional future sites and sourcing additional funding for site provision. This had not been raised with neighbouring local planning authorities as the Council believed it had identified sufficient sites to meet its need for traveller sites at Choats Road, Collier Row Road and Eastbrookened Country Park. However, previous discussions suggest that neighbouring authorities are struggling to meet the Gypsy and Traveller pitch needs in their own areas; if required, the

Council could seek updated relevant Statements of Common Grounds with these authorities to reflect this.

The Council also anticipates and welcomes further work from the Greater London Authority on a London-wide strategic approach to Traveller Site provision, which it expects will aid in the Borough's site provision in the longer term (this is addressed in more detail in the policy amendment below).

Policy DMH 6 of the draft Local Plan is therefore proposed to be amended as follows:

1. The Council will meet the identified current and future accommodation needs of Gypsies and Travellers and Travelling Showpeople in Barking and Dagenham by:

- a) retaining and protecting the existing Gypsy and Traveller sites at Eastbrookend Country Park
- b) delivering a maximum of 12 pitches by expanding the existing public site at Eastbrookend Country Park within

the first five years of the plan period

- ~~c) delivering work with stakeholders to meet the remaining identified need by the end of the plan period at Collier Row Road and/or Cheats Road Barking Riverside~~

The London Mayor has committed to initiating a London-wide Gypsy and Traveller Accommodation Needs Assessment and will work with boroughs to find ways of making provision for Gypsy and Traveller accommodation. The Council will work with the GLA to identify a suitable site within GLA owned land at Barking Riverside.

Planning Constraints

Site Name	Green Belt	Local Nature Reserve	Site of Importance	BAP Priority Habitat	Flood Risk	Conservation Area	Listed Building	Loss of Open Space	European Site	Site of Special
Collier Row Road	Red	Green	Red	Yellow	Green	Green	Yellow	Green	Green	Green
Crabtree Avenue	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green
Keir Hardie Way	Green	Green	Red	Yellow	Green	Green	Green	Green	Green	Green
Roosevelt Way	Yellow	Green	Red	Red	Green	Green	Green	Green	Green	Green
Choats Road	Green	Red	Red	Red	Red	Green	Green	Green	Green	Green
Eastbrookend Country Park	Red	Red	Red	Red	Yellow	Green	Red	Red	Green	Green

Site Name: Collier Row Road

Site and Surroundings: Land has been identified for the allocation of a site north of Collier Row Road, located at the most northern tip of the borough. The area has a mixture of isolated homes and industrial uses to the south of the road and open agricultural land to the north.

Opportunities: This location has good environmental quality. It is located near an existing pre-school and a bus station with links to Romford town centre and train station. Two primary schools located within 1.2km. Existing retail centre located within 1.5km.

Constraints: Wholly overlapped with Green Belt. 400m within a Site of Importance for Nature Conservation. Within 400-800m of a BAP priority habitat. Will need to consider the location of a listed building at Maypole Cottage.

Land Ownership: Land owned by Crown Estate

Potential capacity: up to 25 pitches

Conclusions: Although it is considered that some of the constraints could be mitigated, the landowner's responses to the Regulation 19 (2) consultation confirmed that the site is unavailable and therefore its allocation should be removed from the Local Plan.





Site Name: Choats Road

Site and Surroundings: The site is located to the north of the Barking Riverside development on Choats Road located to the south of the borough. To the north of the site is a rail line and the Euro Terminal. Further to the east lies industrial land.

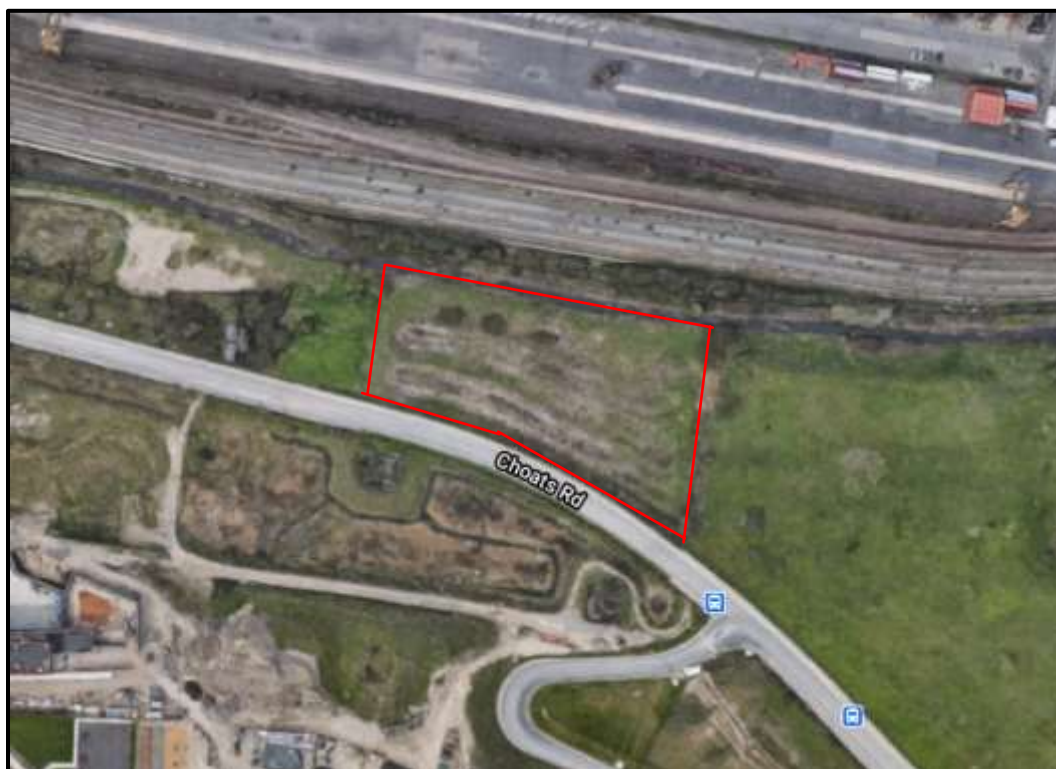
Opportunities: The location near the Barking Riverside development provides an opportunity for access to a range of services including a retail centre, schools and bus routes with links to Barking town centre and train station. Although the site is located near a rail line and industrial uses, there are opportunities for open space and screening which would improve the environmental quality.

Constraints: Located within 400m of a Site of Importance for Nature Conservation. Within 400m of a BAP Habitat. Less than 50% of the site intersects with flood risk zone 2 or 3. Land ownership a significant constraint as previous approaches for the site to be allocated for use as a Gypsy and Traveller site has been unsuccessful. The wider area is also allocated for significant housing and commercial development in the future. The Regulation 19(2) Local Plan consultation found that the site is unavailable.

Landowner: Barking Riverside LTD

Potential capacity: Up to 10 pitches.

Conclusions: With a resolution to the land ownership constraints this site provides a good opportunity for a Gypsy and Traveller site with access to a wide range of services and amenities. The precise location of the site will need to consider the planning constraints identified, particularly the flood risk zone 2 or 3 and the issues raised by the Environment Agency, although this could be mitigated against. Initial discussions with the landowner are ongoing. However, the landowner has confirmed the site is unavailable and therefore its allocation should be removed from the Local Plan.



Site Name: Crabtree Avenue

Site and Surroundings: The site is located between Crabtree Avenue and Padnall Road to the north of the borough at Marks Gate. The site is currently used for garages and is surrounded by existing residential dwellings. The site is 0.360 hectares.

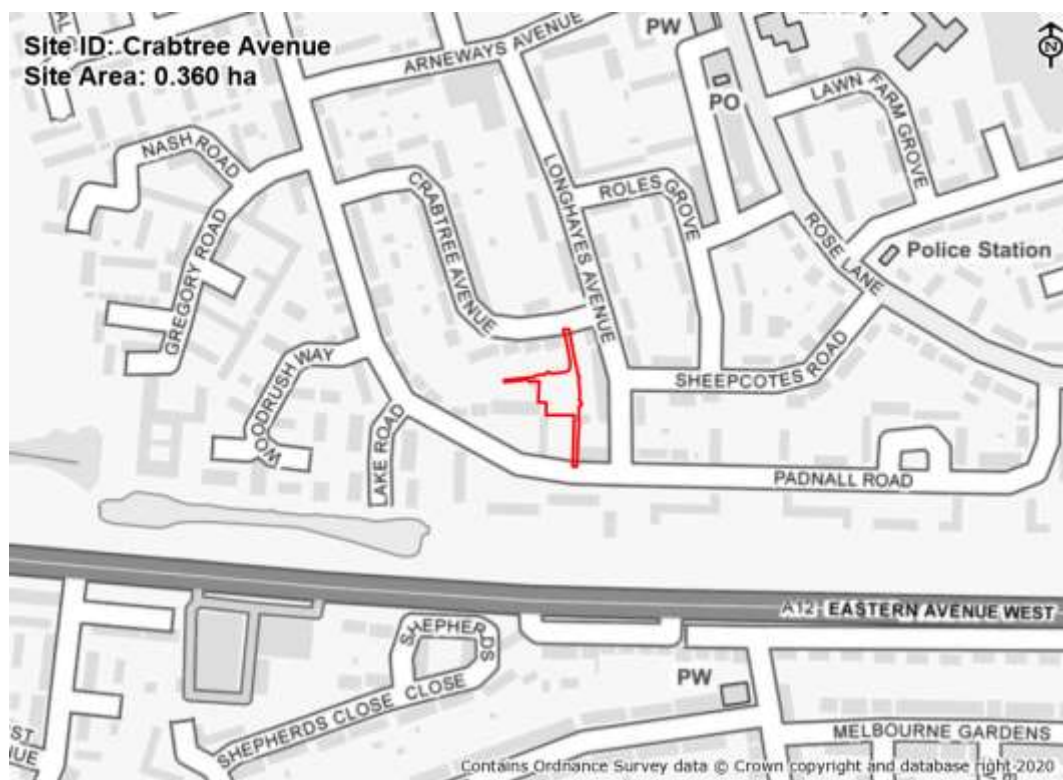
Opportunities: The site is located within an existing settlement with access to a wide range of services including a retail centre, schools, open space and leisure. The site is within close proximity to bus services with access to Romford and Barking. The site is also not within any significant environmental or planning constraints. The site is wholly owned by the Council.

Constraints: The site is within 400m of a Site of Importance for Nature Conservation. The site is also within 400-800m of a BAP priority habitat. Due to the small size of the site it is unlikely that it would be able to hold the siting of pitches for Gypsies and Travellers along with space for utility blocks. There would be poor site access and would not have safe manoeuvring of vehicles within the site. The site is within close proximity to existing residential dwellings meaning that the site will be overlooked with limited privacy for any potential future residents.

Land Ownership: Land owned by London Borough of Barking and Dagenham

Potential capacity: Up to 5 pitches

Conclusions: Although the site would benefit from the access to essential services and public transport access, due to the size and close proximity to existing residential dwellings it would be unsuitable for the siting of pitches for Gypsies and Travellers and would not allow the safe movement of vehicles. Therefore, the site should not be allocated in the draft Local Plan.



Site Name: Roosevelt Way

Site and Surroundings: The site is located to the east of Roosevelt Way and south of Auriel Avenue. The site is surrounded by residential dwellings with open space and beam river running to the east. The site is 0.285 hectares and is currently vacant with a small number of garages. The site is accessed by a small lane running from Roosevelt Way.

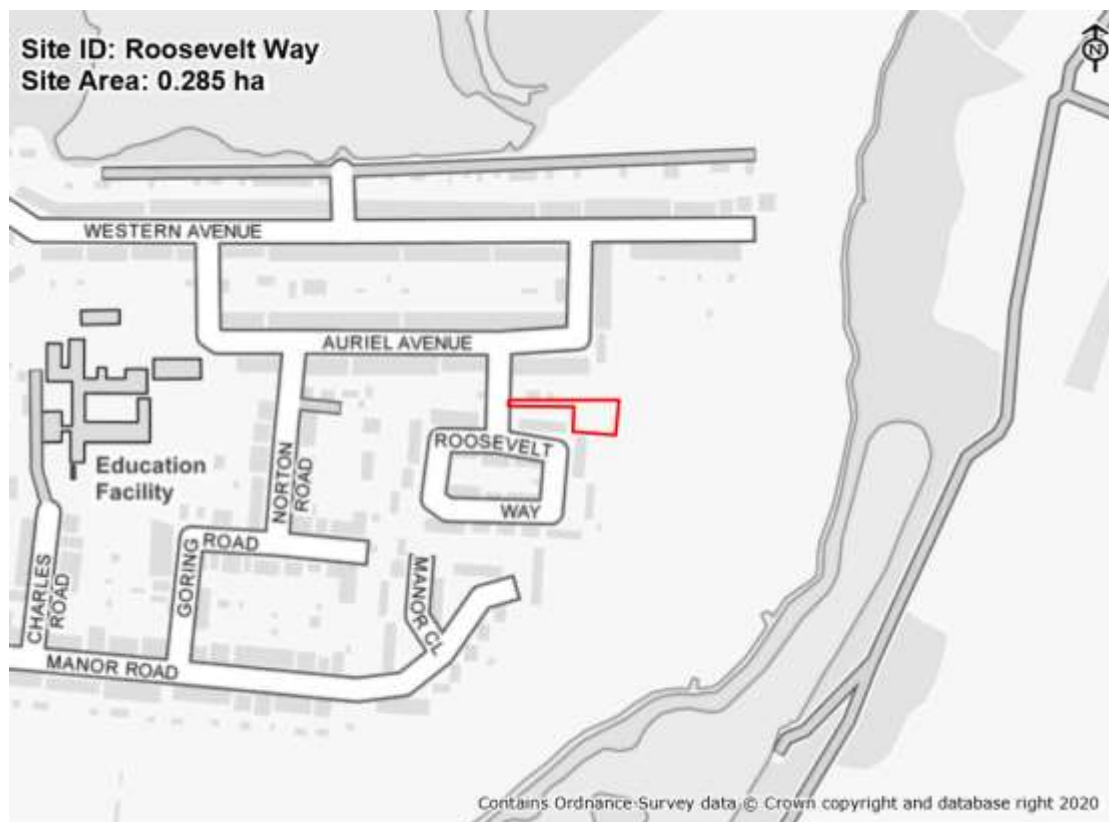
Opportunities: The site is within an existing residential neighbourhood and is well served by services including a retail centre and schools. The site has good access to public transport with Dagenham East station and bus routes nearby. The site has high environmental quality with nearby open space. The site is wholly owned by the Council.

Constraints: The site is located within the Green Belt. It is adjacent to a Local Nature Reserve. It is within 400m of a Site of Importance for Nature Conservation. It is within 400m of a BAP Priority Habitat. The site is very small and is unlikely to have capacity for pitches and the associated utilities. It is close to existing residential units which would impact on the privacy of future residents. The access is small and due to the limited space would not be possible to manoeuvre vehicles within and out of the site.

Land Ownership: Land owned by London Borough of Barking and Dagenham

Potential capacity: Up to 5 pitches

Conclusions: The site would provide access to a wide range of essential services and public transport connections. However, due to the size of the site this would severely limit the capacity to provide pitches for Gypsies and Travellers and would not allow the safe movement of vehicles. It is also located near existing residential units which would impact on the privacy of the site. It would therefore not be a suitable site to be allocated within the draft Local Plan.



Site Name: Keir Hardie Way

Site and Surroundings: The site is located to the south of Keir Hardie Way and is surrounded by residential dwellings to the north, east and west. To the south is Rippleside Cemetery. The site is 0.367 hectares and is currently vacant with garages.

Opportunities: The site is within an existing residential area with good access to services such as a retail centre and a wide range of schools. The site has good access to public transport with bus stations and Upney station nearby. The site is located within an area with good environmental standards and there are no significant environmental or planning constraints. The site is wholly owned by the Council.

Constraints: The site is within 400m of a Site of Importance for Nature Conservation. It is within 800m of a BAP Priority Habitat. The site is surrounded by existing residential units although this is mitigated by surrounding rear gardens and there is scope for additional screening. The site is small although there is scope for considering the siting of pitches for Gypsies and Travellers and vehicle movements through additional assessments.

Land Ownership: Land owned by London Borough of Barking and Dagenham

Potential capacity: Up to 5 pitches.

Conclusion: The site would provide access to a wide range of essential services and public transport connections. The size of the site could also be suitable for pitches for Gypsies and Travellers with further assessment work by the Council. The site is owned by the Council which would improve the deliverability of the site. However, the site is surrounded by existing residential uses and is highly constrained with limited privacy and accessibility. The site should therefore not be included in the draft Local Plan.



Site Name: Eastbrookend Country Park

Site and Surroundings: The site is located within Eastbrookend Country Park to the south of The Chase. To the west of the site is the Eastbrookend Discovery Centre. North of the site are the White Hart Lakes. The site is surrounded by open space.

Opportunities: Although Eastbrookend Country Park does not have any services, further to the east of the site there are a number of services such as a retail centre, schools and employment opportunities. There is also a bus stop near to the site with access to Dagenham and Romford. It has access to a large open space within the Country Park with good environmental quality. There is already an existing Gypsy and Traveller site owned by the Council.

Constraints: The site is located within the Green Belt. It is situated within a Local Nature Reserve and a Site of Importance for Nature Conservation. It is within 400m of a BAP Priority Habitat. Part of the site intersects with flood risk zone 2 or 3. The site will need to take into account the location of listed buildings at Bell House and Hooks Hall Farmhouse.

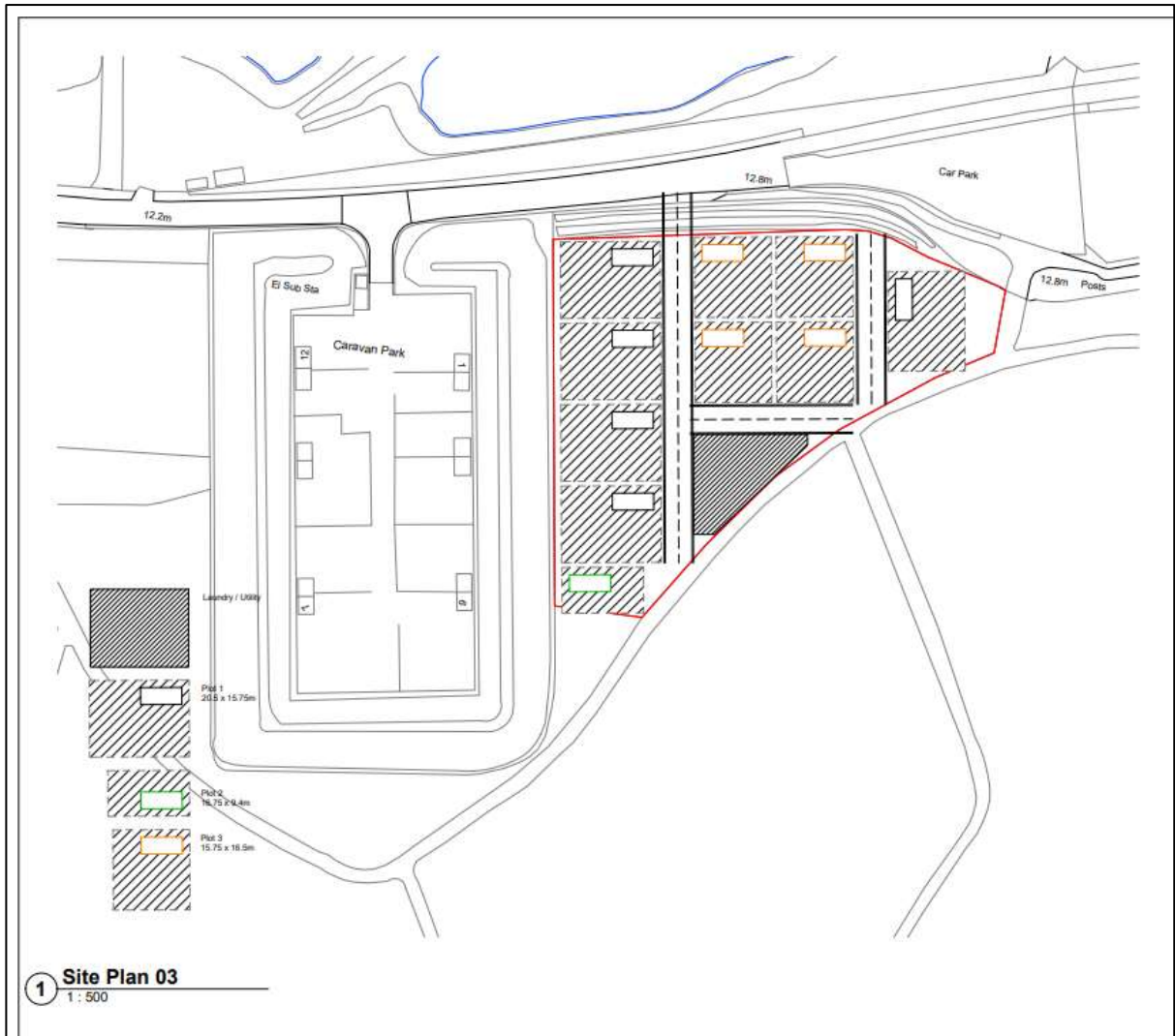
Ownership: Land is owned by London Borough of Barking and Dagenham

Potential capacity: Up to 14 pitches. Land to the east of the existing traveller site could deliver a total of 10 pitches. If the Council utilised land inbetween the existing and proposed site, this could deliver a total of 14 pitches overall. Further exploratory work would be required to assess the potential of the site. The Council are seeking to bid for additional funding from the GLA.

Conclusions: The site would have access to a wide range of essential services such as a retail centre, schools, employment and access to public transport. The Gypsy and Traveller Accommodation Needs Assessment identified families on the existing site requiring additional pitches, therefore expanding the site would ensure that the families are able to stay together. As the site is owned by the Council this would provide additional flexibility in the delivery of the site. However, there are a number of planning constraints that would need to be taken into account when considering how the site could be expanded, including the Green Belt.

Overall, it is considered that the site should be allocated in the draft Local Plan in order to ensure that any families already on the site can remain near family members should they need to expand to an additional site. It would also provide potential residents a wide range of essential services near to the site.





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Submitted to Traveller Site Fund 2022/23
Submitted on 2022-06-10 10:17:27

1. Applicant information

1.1 Lead Local Authority

Please enter your Local Authority name::
London Borough of Barking and Dagenham

1.2 Add names of Joint Local Authorities (If applicable)

If applicable, please enter the name of the other local authorities involved::

N/A

1.3 Contact name and job title

Please enter your name::
Alex Philpott

Please enter your job title / role (what is your position in the organisation?) :
Principal Planning Officer

1.4 Address (including postcode)

Please enter your office address::

Be First,
9th floor, Maritime House,
1 Linton Rd,
Barking
IG11 8HG

1.5 Contact telephone no:

Please enter your contact number:
[REDACTED]

1.6 Contact email address:

Please enter your email address::
[REDACTED]

1.7 Do you have any funding from any other sources? (e.g. Affordable Housing Programme)

No

1.8 If applicable, please give details, including the amount of funding received.

Please enter further details (source of grant and amount)::

Please enter the month and year the grant was received. :

1.9 Please outline who within the local authority will lead and manage this capital grant project?

Please enter details::

Marlon Bruce
Head of Housing and Assets Strategy
[REDACTED]

Core team

Abi Gbago – Strategic Director of Inclusive Growth
Marlon Bruce – Head of Housing and Assets Strategy
Tim Thomas – Head of Transport, Infrastructure and Policy Planning
Alex Philpott – Principal Planning Policy Officer

1.10 What is the status of your board/committee approval to deliver this project? (Please select from the options).

Still to obtain

If committee approval is still to be received, please indicate the timescales and any further information below::

The Project and the Council's funding contribution has been agreed by senior officers in the Council and endorsed by the lead Portfolio Member. Following confirmation of the bid outcome, a decision will be sought from Cabinet at the next available committee meeting and Planning Application prepared.

2. Scheme summary

2.1 Type of scheme(s)

New permanent site for travellers, Improvements to the standard of accommodation on an existing permanent site through renovation works

2.2 Site details / geographical coverage (if a joint bid)

Please enter details::

The site is located solely within the London Borough of Barking and Dagenham. The existing site sits within Eastbrookend Country Park -The Chase, Dagenham, Romford RM7 0SS. Maps and photos are provided under separate cover.

2.3 Please set out the size of a pitch and what it will accommodate.

Please enter details::

Up to 12 additional pitches and accompanying utilities. Our current design proposals suggest the inclusion of 3 pitch sizes: Plot 1 (20.5 x 15.75m) Plot 2 (16.75 x 9.4m) and Plot 3 (15.75 x 16.5m)

2.4 Please confirm this is a standalone transit site / temporary stopping place?

No

2.5 Please provide a summary of your bid that may be used for a funding announcement.

Please enter details::

The London Borough of Barking and Dagenham is planning an extension and refurbishment to its current traveller site at Eastbrookend Country Park which is in urgent need of modernisation and expansion. This will create a new space for up to 12 extra pitches to help meet the needs of the Gypsy and Traveller community as part of the Council's Housing and Vulnerable needs strategy.

3. Project details

3.1 Project Title

Please enter details::

Extension and refurbishment of LBBD Traveller Site

3.2 Project Overview and Timescale – Short descriptor up to 200 words

Please enter details::

The Council propose to extend the current traveller site at Eastbrookend Country Park in order to help meet the housing needs of the Gypsy and Traveller community. It also seeks to refurbish the existing site as it is in significant need of modernisation and repair. This would ensure that the existing residents have suitable accommodation whilst also meeting the future need for traveller sites which has been identified in the draft Barking and Dagenham Local Plan (2020-2037).

The Council already has a firm commitment to deliver the site by the end of the financial year 2022/23 should funding be received.

4. Criteria 1: Strategic case

Please explain how the project will deliver on the fund's strategic objectives (section 2 of the prospectus).

Please enter details::

The Borough's Gypsy and Traveller Accommodation Needs Assessment (<https://yourcall.befirst.london/13753/widgets/39553/documents/21248>) identified a need for 25 new pitches up to 2037, with 19 in the first 5 years. The Borough's draft Local Plan proposed 3 sites within our second Regulation 19 consultation document which would have sufficient land available to meet the full need of 25 pitches throughout the Plan period. However, following

the second regulation 19 consultation the landowners for 2 of the sites confirmed that the land is no longer available and have therefore been removed from the Plan. The Borough is currently proposing to meet part of the identified need of 25 pitches through the extension of the existing publicly owned site to deliver 12 new pitches and the refurbishment of the existing 12 pitches. Further details can be found here:
<https://yourcall.befirst.london/13753/widgets/39553/documents/21646>

The current structure was erected 20 years ago and was last refurbished more than 10 years ago.

Residents on the site have major concerns and there are a number of significant challenges on the site.

- The original building structure is built with breeze blocks and the structure is subject to on-going issues with rising damp. This has been treated but consistently returns and needs damp proofing.
- The bath/ washroom utility area on the site are very small in comparison to the number of residents (and subsequent plans for additional pitches). The building is dilapidated and cannot cater for residents with big families.
- The site does not have a day room / sheltered communal space where meals can be prepared outside of caravans and residents can socialise.
- There is a drain on the site that has collapsed underground and is causing water to flow back through drains and deposit on the site. This pool of water settles in the centre of the site and often becomes stagnant and foul smelling.
- Due to the collapsed drain, during heavy rain, the site often floods, becomes overflowed with water.
- The road leading to the pitches needs to be tarmacked so residents with cars / caravans can travel to pitches.
- The concrete base on existing pitches are cracked / damaged and in need of repair.

Residents are deeply frustrated with the current site and lack of amenities and the poor living standards.

If the Borough were unable to act now to deliver this site, LBBDD would fall further below the required pitch expectation of Gypsy and Traveller site provision.

Long term effects for the residents on the site would be,

- A continued sense of lack of belonging to the wider community (if basic living standards are not met)
- Residents feeling they have a lack of control and influence over their future.
- Feeling further disconnected from other communities who are having living standard issues addressed.
- Perception of low levels of safety (for residents and their families) and a lack of accessibility to affordable housings

An extension to the existing site is a strong positive addition to the local community.

The expanded site will benefit from the local services such as schools, healthcare (increased access to healthcare) and open space (to allow animals to graze).

It will also enable LBBDD to empower the residents of Eastbrookend to envelope a strong sense of community empowerment (communities being given power to do things for themselves). Residents will be directly involved in decisions about where they live work and play.

An extension of the Eastbrookend (current site) will include benefits such as, a discreet location limiting impact on the character and openness on the Green Belt.

In addition, the proposal seeks to upgrade/ improve and add additional;

- Toilets and showers (including portable for temporary stopping places)
- Provision of broadband/WIFI services for both site managers and residents
- Visual and acoustic privacy – both for people living on the site and those living nearby
- Safe play park and facilities for children
- Grazing space for animals
- Office and /or living amenity block for warden / caretaker (Space to wash clothes and prepare meals for bigger families)
- Community room - for example - somewhere for children to do homework or for local authority staff or partners to support residents with access to health, education and employment services.

This project will address the impacts of the wider community via enhancing a more socially cohesive environment. Where a community-centred approach that mobilises assets within gypsy and traveller communities can be fostered. Encouraging equity and social connectedness and increase our traveller and gypsy control over their health and lives and living spaces.

Through this project the anticipation is that LBBDD increase trust and dialogue leading to increased;

Access to health care (Patient access)- Where LBBDD are able to bring health services directly to Eastbrookend.

Patient access: due to the high mobility of the traveller community patients, accessible records and interoperability of care records software will be of great benefit to the continuity of care

Outreach- using outreach to establish a connection to local communities, in order to build the initial relationship and raise awareness among travellers on the range of services available

Peer-education: is valuable in gaining the trust of community leaders and role models. Enabling LBBDD to reach the wider Traveller and Gypsy community gradually challenging health beliefs and behaviours

Cultural awareness training: as Gypsies and Travellers are often targeted by traditional forms of racism, the cultural competence of all frontline staff, including receptionists, is crucial to accommodate their specific needs

Through consultation process – LBBDD have built a strong relationship with our traveller community and this will allow us to further build trust with the wider community gaining a deeper understanding of traveller needs. This will then allow us to help / support historically challenges Health and Education.

The approach to the expand the Eastbrookend site will be delivered in tandem with current residents and key partners (COMSOL, housing services, Resident services, Health and safety and the police. (Working as a team from design to delivery)

To date we have worked with the self-appointed key resident stakeholders who have held consultations (With Eastbrooke End residents) to gather the key issues / challenges being experienced on the site and relay this back to LBBB staff.

In legal terms, Gypsy and Irish Travellers are recognised as an ethnic group under the Race Relations Act 1976 (as amended by the Race Relations (Amendment) Act 2000) (Commission for Racial Equality v Dutton, 1989 and O'Leary and others v Punch Retail, 2000). A person's occupation of their caravan is part of their ethnic identity. In LBBB we believe it is our public duty to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out our activities.

Our vision for Barking and Dagenham is to create places where people understand, respect, and celebrate each other's differences a place where all people can enjoy full equality and fulfil their potential.

It's important that our Gypsy and Traveller community feel connected to this ethos and feel they are valued members that belong to the sustainable community. We believe in fostering communities where everyone has the opportunity to live in a decent home at a price they can afford. In a 'thriving community' with a diverse local economy that is 'well-served' by public, private, community and voluntary agencies, and that is 'fair for everyone' recognising individual's rights and responsibilities

5. Criteria 2: Management case

Please outline details of your proposal, including site design plans, amenities, and utilities - including but not limited to the following:

Please enter details::

The proposed site will include all amenities that the current existing site has including amenity rooms, access roads, hardstanding, toilets, showers, washer and dryer machines, waste and sewage disposal and gas and electricity supply. The proposed extension of the site will include the same amount of screening as the current site through soft landscaping, fencing and gates and will utilise an existing boundary of trees and shrubs to assist screening. The proposed new site also includes a large community room to allow existing residents to utilise as required for events, children's play area and a space to do homework. The site is located within an existing country park with easy access to outdoor play space.

5.1 Does the local authority own the land?

Yes

If so, which local authority?:

The bidding authority (London Borough of Barking and Dagenham)

5.2 Is the site freehold or leasehold?

Freehold

5.3 Please outline the current use of land.

Please enter details::

Part of the site is a well-established Gypsy and Traveller site with 12 pitches located within Eastbrookend Country Park. The proposal is to extend to the land at the east of the site, which is currently vacant with some trees and bushes located along the edge of the site.

5.4 Please outline the existing condition of the land.

Please enter details::

The existing site is in a poor condition and needs extensive work. The land for the proposed expansion of the existing site currently has trees and shrubbery which will be retained as much as possible in order to provide soft landscape screening around the new site.

5.5 Please detail the overall site Area (Ha)

Please enter details::

1.4ha including existing site

5.6 Is the project proposed on land that is brownfield, greenfield or has a special designation (e.g. Green Belt)?

greenfield, special designation (e.g. Green Belt)

5.7 Are there any potential barriers to development on the site e.g. land ownership, boundary disputes, flooding, contaminated land?

Yes

If yes, please enter further details::

The land currently falls within the Green Belt. We are currently seeking to amend to amend our Green Belt boundaries through the Local Plan process (currently at examination).

5.8 Is Planning Permission required?

Yes

If yes, please state position with obtaining planning permission (including anticipated timescales and any conflict with your local plan) or provide evidence that planning permission has been granted (link to the decision notice):

As part of the Local Plan process, we are proposing to amend Green Belt boundaries so that this site is no longer located within the Green Belt. Our Local Plan is currently at examination. Our internal planning consultants are currently in the process of developing a planning application ahead of funding being received.

5.9 Does the land require remediation?

No

5.10 Please include a project plan for your bid using the project plan tab on the traveller site fund budget table (link above Q7.1) and annex any further information.

5.11 Please describe any engagement already undertaken or proposed with both the local community and stakeholders such as:

Please enter details::

The Council has regularly engaged with the traveller community on the existing site and is aware of the current issues on the site such as the need to refurbish and upgrade existing utility rooms and on-site infrastructure. The Council has also been in regular contact with existing residents throughout the Local Plan process in order to find suitable alternative sites to meet the projected future need for pitches.

Should the Council receive additional funding to deliver the refurbishment of the existing site and expansion, it will fully engage with existing residents to ensure that it is designed and built to meet all of their requirements and will be suitable for future needs. This will also involve local ward councillors and local residents to ensure that any future development takes into account their needs as well.

To date we have worked with the self-appointed key resident stakeholders who have held consultations (With Eastbrookend residents) to gather

5.12 Please provide any evidence of how the engagement has shaped the proposal (if already undertaken) and describe the attitude of the community members to the project.

Please enter details::

The proposed expansion of the site has incorporated the elements of the existing site which existing residents have confirmed meets their needs, and will also ensure that any new utility blocks and community rooms are built to a high specification to future proof any additional needs that residents may need.

5.13 If the proposal relates to renovation works, how will residents be accommodated while work is carried out?

Please enter details::

The new site will be built ahead of the refurbishment of the existing site. This will ensure that residents on the existing site can be relocated to the new site once it has been completed.

What are their views on this?:

Existing residents have repeatedly informed us that the existing site requires significant improvement works and would be happy for refurbishment works to take place.

5.14 Please detail any organisations you will work with to deliver the project. Outline the key attributes of your partners.

Please enter details::

The Council will deliver the site with the assistance of Be First, an organisation which works independently on behalf of the Council to deliver its planning services and build its affordable housing schemes.

There is already a well established working and governance arrangement between the Council and Be First with regular meetings to discuss progress.

Once the site is completed it will be run by the Council and will provide a source of income back to the Council.

5.15 Please outline your procurement strategy and timescales for any goods, works, or services that you intend to source to implement this project.

Please enter details::

Open Market competition via full tender.

6. Criteria 3: Site management and amenities

6.1 Who currently manages the site?

Local Authority

6.2 If other, please enter further details.

Please enter details::

6.3 Who will manage the site once the project is complete?

Local Authority

6.4 If other, please provide further details.

Please enter details::

6.5 Please explain, with reference to your site plan provided for Criteria 2, how your proposal meets the site design standards set out in Annex A of the prospectus.

Please enter details::

The proposed site will include all amenities that the current existing site has including amenity rooms, access roads, hardstanding, toilets, showers, washer and dryer machines, waste and sewage disposal and gas and electricity supply. The proposed extension of the site will include the same amount of screening as the current site through soft landscaping, fencing and gates and will utilise an existing boundary of trees and shrubs to assist screening. The proposed new site also includes a large community room to allow existing residents to utilise as required for events, children's play area and a space to do homework. The site is located within an existing country park with easy access to outdoor play space.

6.6 Please describe how you will manage the site.

Please enter details::

Weekly site visits are carried out by the Landlord Services Officers, however as per our tenants the residents have access to a 24/7 repairs contact centre. The site does not have control access.

6.7 What will be the approach to maintenance?

Please enter details::

This site is treated in the same way as the Council stock and is maintained through our repairs and maintenance contract.

6.8 Please describe how you will ensure people using the sites can access education, health, welfare, employment, and public transport infrastructure?

Please enter details::

As this is an extension of an existing site, much of the necessary local infrastructure is already in place in the surrounding area and accessible. Further to the east of the site there are a number of services such as a retail centre, schools and employment opportunities. There is also a bus stop near to the site with access to Dagenham and Romford. It has access to a large open space within the Country Park with good environmental quality.

6.9 Please describe how any welfare concerns for site residents, especially children, will be considered and addressed (include website links to any existing protocol documents).

Please enter details::

Children on the new expanded site will have the same support and access to education and healthcare as the existing site. There is a wide range of primary and secondary schools in close proximity to the site a wide range of local shops and public transport.

7. Criteria 4: Value for Money

7.1 Please explain how the project will deliver on the fund's strategic objectives (section 2 of the prospectus).

Please enter details::

The proposed expansion of the existing publicly owned traveller site will meet an identified need for traveller pitches which emerged following the Barking and Dagenham GTAA 2020. The Council is currently proposing the site within the draft Barking and Dagenham Local Plan 2020-2037. All the identified need is emerging from household growth of the travellers on the existing site. Should funding not be received to expand the existing site, it is

likely that the existing site will suffer from overcrowding or future unauthorised encampments may occur should existing residents decide to leave the existing site. The expanded site will benefit from the wide range of existing local services that the existing site benefits from, and will also ensure that any families that choose to live on the new part of the site will still have close access to family and friends on the existing site.

What is your total amount of capital funding requested? - Financial year 2022/23 (Bids are capped at £1 million per site):

£1,000,000

If applicable, you will need to provide justification in the box below if your bid exceeds the £1 million threshold:

7.2 Is this the full capital costs of the project?

No

7.3 If not, please set out the details of any funding contribution you are providing, its source and whether it has been secured. If secured, please provide written evidence of this.

Please enter details::

Local planning authority to contribute £1,686,603.93 to the overall capital cost of the project of £2,686,603.93 through the Housing Revenue Account funding. Funding will be secured following the confirmation of the funding bid.

7.4 Please provide a breakdown of all capital costs you are bidding for in the Traveller Site Fund Budget Table (link above Q7.1).

7.5 What is the projected annual rental income of the site? Will this cover the management / running costs?

Please enter details::

The total projected amount of rental income expected is 154k

The anticipated running costs are 54k

The anticipated lifecycle costs are in region of 540k over 10 years (This is when we anticipate the site will need a refurbishment review / minor refurb work)

The maintenance costs are in the region of 20k (This is the cost of remedial works to on-going repair issues). The maintenance costs are subsumed into LBBB existing housing management / repairs contract.

7.6 Please outline the proposed daily and weekly rent that will be charged to travellers.

Please enter details::

Weekly charge: Double = £192.60 / Single = £75.20

7.7 What is the approach to rent setting for residents? And how has affordability been considered?

Please enter details::

Rent setting is in line with the rest of our Council tenants, if applicable the charges are covered by full HB. If there are issues with affordability the residents have access to our support services of the Homes and Money Hub, Tenancy Sustainment Teams and access to our Discretionary Housing Payments.

7.8 What are the service charges?

Please enter details::

Everything is included in one overall weekly payment outlined above.

7.9 Please outline how the project delivers value for money.

In the Traveller Site Fund Budget Table (link above Q7.1), please include any financial or economic assessment you can make of the benefits that the proposal will deliver, with reference to the strategic case you set out in Criteria 1. Please include any wider benefits to traveller wellbeing, the wider community or local services. :

The investment of £2.6m will be a one off investment for additional pitches that provide cashable savings (via invest to save) and minimise risks and increase living standards and economic well being our Gypsy and Traveller community.

LBBB could potentially save in the region of £50k in revenue against additional maintenance works and over £500k in life cycle budget costings should the bid become successful.

These figures above would represent a non-cashable saving as it would mitigate existing spending pressures across the service fixing areas of the site that often fall into disrepair very quickly.

The are a number of socio-economic benefits that will help our Gypsy and Traveller community to grow and thrive, these greatly out way the cashable savings.

Akin to the strategic case this project will address

- Enhancing a more socially cohesive environment. Where a community-centred approach that mobilises assets within Gypsy and Traveller communities can be fostered.
- Encouraging equity and social connectedness and increase control over their health and lives and living spaces.
- Build trust and dialogue between the Gypsy and Traveller community and LBBD
- Increase access to health care (Patient access)- allowing LBBD to understand health needs / gaps and bring health services directly to Eastbrookend.
- Gain the trust of community leaders and role models in the locality. Enabling LBBD to reach the wider traveller communities to gradually challenging health beliefs and behaviours
- Bring cultural dexterity to front line services, as Gypsies and Travellers are often targeted by traditional forms of racism. This working partnership will accommodate specific needs and understand how LBBD can be more accommodating and understanding.
- Health and Safety – Bring the site up to high standard that accommodates larger families and responds to all the needs (damp, flooding, over crowding, structural refurbishment) and concerns that the traveller communities are experiencing

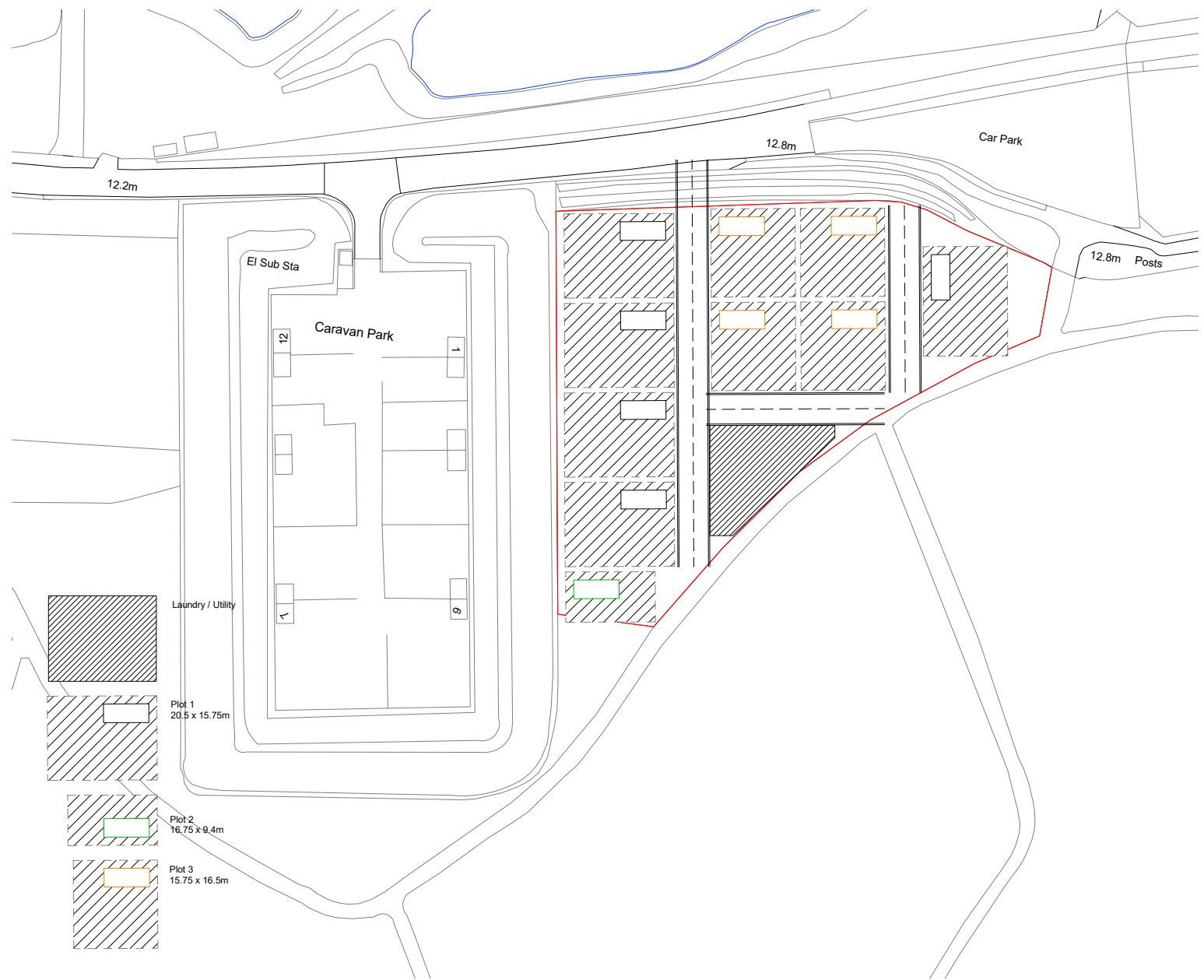
8. Declaration

Please confirm below that, if successful, you agree to:

Yes

FULL NAME::
ALEX PHILPOTT

DATE::
10/06/2022



1 Site Plan 03
1 : 500

Existing site and land proposed for expansion. This will utilise existing soft landscape screening through retention of trees and shrubbery on boundary.



Image of existing site which is in need of refurbishment. Existing hardstanding holds water and will require replacement.



Boundary of proposed extension with existing trees and shrubbery which will be retained for additional screening.





Traveller Site Fund Budget Table

Please email the completed Traveller Site Fund Budget Table to [REDACTED]

Name of Local Authority:	London Borough of Barking and Dagenham
Title of Project:	Extension and Refurbishment of LBBD Traveller Site

Project Costs Table

Please enter all costs associated with setting up and implementing your project in the tables below. The grant funds are restricted to capital expenditure only, you are able to match fund any of the capital costs. All revenue costs must be covered by you, as well as any capital costs that exceed the maximum grant value (£1m). If your application is successful you will be required to confirm you have secured any match-funding at the point of acceptance, this must be signed and agreed by your S151 officer or equivalent. You may insert additional rows if required.

Value Added Tax (VAT) If your authority is eligible to reclaim the cost of VAT back from HMRC, the grant that we will award you will exclude VAT. If there are costs within your budget that include unrecoverable VAT - you may include this in your grant request. You may wish to liaise with a member of your finance team before completing this document. Once confirmed please update the red font in column accordingly and declare the VAT status under section 3 using the drop down

5.4 - CAPITAL COSTS - Please provide a breakdown of all the capital costs you are bidding for.

Capital expenditure comprises the buying, constructing or improving of physical assets, such as buildings, land, purchase of equipment, machinery etc. Please set out costs for the whole of your bid and include breakdown in the description outlining the site/scheme, if more than one.

Line ref	Cost Description	Quantity	Total Cost (Exc/Inc VAT)	Grant Contribution
C1	Removal of trees and bushes	1	£40,000	
C2	Break up and clearance of existing concrete	2850m2	£42,750	
C3	Excavation to reduce levels	9141m2	£45,705	
C4	Demolition of existing amenity structures	6	£18,000	
C5	Concrete Base 100mm	9141m2	£639,870	£639,870
C6	Tarmac Road	745m2	£59,600	
C7	Soft Landscaping, bushes, plants	1	£10,000	
C8	Fence between plots including gates	432m2	£38,880	
C9	Boundary fence including gates	410m2	£36,900	
C10	Metal entrance gates	3	£24,000	
C11	Replace existing amenity blocks	6	£301,824	
C12	Proposed amenity blocks	6	£301,824	
C13	Laundry/Community Room	1	£112,980	
C14	Water, electric, sewer, drainage	1	£215,000	
C15	Contractor, Design and Risk	1	£799,271	£360,130
TOTAL:			£2,686,604	£1,000,000

[>CLICK HERE TO COMPLETE PROJECT PLAN](#)

Project Costs Summary

Total Capital	£2,686,604	
Total Revenue Costs		
Total Project Costs	£2,686,603.93	100%

Total Grant Value	£1,000,000	37%
Total Match Funding	£1,686,603.93	63%

3. VAT Declaration

GRANT REQUESTED DOES NOT INCLUDE VAT

Supporting comments here (where applicable)

Project Activity Plan: Please provide a project plan listing all key activities / milestones you intend to complete to deliver your project. You must include adequate time to monitor and evaluate the impact of your project. Grant recipients will be required to complete and return project monitoring reports if successful. You may insert additional rows or columns if required. You may annex further information to set out risks and issues and potential mitigations for the project and dependencies on other organisations.

Name of Applicant:	
Title of Project:	

Line ref	Activity description	Description of Activity	Name of Lead	Target Date	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
1	Project planning/intial commission	Design project plan of activity and commission Be First to deliver associated planning and works for expansion	LBBB																
2	Pre-feasibility	Approve resources/funds for feasibility	Be First/LBBB																
3	Bidding/Application/costings	Production of Bid Department for Levelling Up, Housing and Communities (Traveller fund opportunity) costings of the project scoped (secure match funding via LBBB)	Be First/LBBB/Commissioned QS																
4	Feasibility	Validate that a project is feasible and an investable proposition - Commitment to fund pre-development costs to Gateway 4 Award of Contract.	Be First																
5	Initial design of site	Develop detailed design of site	Be First																
6	Pre-application discussions	Discuss with Be First development management team																	
7	Design freeze	Finalise design following DM team comments and allow compilation and approval of planning application																	
8	Planning application and Procurement	LBBB to fund planning application. Be First to develop a project that is optimal in terms of costs, benefits and risks and approve it, approve planning application submission, approve PSCA if two-stage or procurement commencement if one-stage. Negotiate the planning application and secure a decision notice. Approve main contract award sum, Full development fund release to facilitate start on site and development work	Be First																
9	Construction and delivery	Confirm that the project is complete, approve final account (or similar)	Be First																
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