

London Borough of Barking and Dagenham

Notice of Meeting

THE EXECUTIVE

Tuesday, 20 May 2008 - 7:00 pm
Council Chamber, Civic Centre, Dagenham

Members: Councillor C J Fairbrass (Chair); Councillor L A Smith (Deputy Chair); Councillor J L Alexander, Councillor G J Bramley, Councillor S Carroll, Councillor H J Collins, Councillor R C Little, Councillor M A McCarthy, Councillor M E McKenzie and Councillor Mrs V Rush (subject to confirmation at Annual Assembly)

09.05.08

R. A. Whiteman
Chief Executive

Contact Officer: Pat Brown
Tel. 020 8227 3271
Fax: 020 8227 2171
Minicom: 020 8227 2685
E-mail: pat.brown@lbbd.gov.uk

AGENDA

1. **Apologies for Absence**
2. **Declaration of Members' Interests**

In accordance with the Council's Constitution, Members are asked to declare any personal or prejudicial interest they may have in any matter which is to be considered at this meeting.
3. **Minutes - To confirm as correct the minutes of the meeting held on 7 May 2008 (Previously Circulated)**
4. **Housing Assistance Policy (Pages 1 - 14)**
5. **Delivering Investment in the Council's Housing Stock: Decent Homes 2008 - 2011 (Pages 15 - 27)**
6. **Local Development Framework - Submission of Core Strategy and Borough Wide Development Policies (Pages 29 - 52)**
7. **Local Development Framework: Approval for Consultation of the Preferred Options Report of the Barking Town Centre Area Action Plan (Pages 53 - 63)**

8. Local Development Framework: Site Specific Allocations - Issue and Options (Pages 65 - 73)

The appendices to this report will be circulated under separate cover.

9. Any other public items which the Chair decides are urgent

10. To consider whether it would be appropriate to pass a resolution to exclude the public and press from the remainder of the meeting due to the nature of the business to be transacted.

Private Business

The public and press have a legal right to attend Council meetings such as the Executive, except where business is confidential or certain other sensitive information is to be discussed. The list below shows why items are in the private part of the agenda, with reference to the relevant legislation (the relevant paragraph of Part 1 of Schedule 12A of the Local Government Act 1972 as amended).

11. Transforming Out of Hours and Careline Services (Pages 75 - 86)

Concerns a contractual matter (paragraph 3)

The appendices to this report will be circulated under separate cover.

12. Phase 2 Decent Homes Refurbishment Projects (to follow)

Concerns a contractual matter (paragraph 3)

13. Any other confidential or exempt items which the Chair decides are urgent

THE EXECUTIVE

20 MAY 2008

REPORT OF THE CORPORATE DIRECTOR OF CUSTOMER SERVICES

Title: Private Sector Housing Assistance Policy	For Decision
<p>Summary:</p> <p>This policy in Appendix 1 is set out in accordance with the provisions of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. The basis of this policy is to help achieve the Government target of making 70% of dwellings of the most vulnerable private sector households decent by 2010 and 75% by 2020.</p> <p>The policy is a financial framework of small grants which:</p> <ul style="list-style-type: none"> • Encourages take-up of self-help measures to improving general repair • Providing better heat insulation and apparatus to eliminate fuel poverty and ensure affordable warmth • Make properties safe and secure and protect victims of domestic violence and hate crime • Provide mandatory adaptations for people with disabilities • Commission minor essential works for the elderly and vulnerable • Offers support to help ensure houses in multiple occupation meet basic fire and health and safety standards • Develops incentives towards renewable energy sources to mitigate the impact of climate change <p>Wards Affected: All</p>	
<p>Recommendations</p> <p>The Executive is recommended to approve the Housing Assistance Policy as attached to this report.</p>	
<p>Reason(s)</p> <p>To assist the Council is achieving its Council Priorities of “Improving Health, Housing and Social Care” and “Making Barking and Dagenham Cleaner, Greener and Safer”.</p>	
<p>Implications:</p> <p>Financial:</p> <p>The policy is aimed at providing assistance to the most vulnerable residents within the Authority. There are various external funding sources available from which the Authority must maximise their income.</p> <p>The delivery of this policy needs to be managed within the financial resources available, whether grant funded or through internal resources, and should ensure VfM is achieved. In particular the Disabled Facilities Grant (DFG) is 60% funded through Govt grant. However at present, internal funding is subject to EPO approval.</p>	

Legal:

The Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 placed a duty on every housing authority to publish a renewal policy providing a financial assistance framework and eligibility criteria for private sector residents. Residents can then challenge decisions which are inconsistent with the published policy.

Some provisions also support legislative objectives within the Housing Act 2004.

Risk Management:

Publication of the policy is mandatory and the main risk is with regard to the implementation and administration of the framework by the appropriate officers. However, the policy acts as the published guidance by which applications and appeals can be judged.

Social Inclusion and Diversity:

In accordance with the Race Relations (Amendment) Act 2000, the Council has introduced a Policy Proofing process to assess the impacts of all new and revised policies in terms of race equality, gender, disability, sexuality, faith, age and community cohesion.

Crime and Disorder:

Under the Crime & Disorder Act 1998, mainstreaming prevention into policy is a duty and in particular the Council works with the Metropolitan Police and Age Concern to make minor home security grants available to:

- The vulnerable and elderly who are victims or targets of property crimes
- Victims of domestic violence and hate incidents

Options Appraisal:

This policy is a mandatory publication.

Contact Officer: Joanne Smith	Title: Team Leader Private Sector Housing	Contact Details: Tel: 020 8227 5661 E-mail: Joanne.smith@lbbd.gov.uk
---	--	---

1. Introduction and Background

- 1.1 The provisions of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002 placed an onus upon local authorities to develop a financial assistance framework to eliminate poor housing conditions in the private sector.
- 1.2 Barking and Dagenham's Housing Assistance Policy was first adopted in 2004 and has become dated, particularly in light of the impact of new standards in the Housing Act 2004 relating to houses in multiple occupation (HMOs) and the introduction of the Housing Health Safety Rating System (HHSRS).
- 1.3 These new systems and further targets for tackling non-decency of the most vulnerable private sector households in the Public Service Agreement 7 (PAS7) has required a fresh look at how the financial assistance aids renewal in the sector.
- 1.4 With the impact of climate change and energy efficiency driving the Government's agenda and greater use of neighbourhood management as a tool in dealing with area-based problems, the policy is updated to reflect the changes in approach.

2. Current Position

- 2.1 At present the assistance policy approved by the Executive in October 2004 still stands.

3. Report Detail

- 3.1 The Housing Assistance Policy sets out the various grants and support available to encourage private sector renewal. It lays out the conditions and eligibility criteria and in some cases the process for reclaiming monies where the applicant breaches the conditions attached.

4. Consultees

- 4.1 The following were consulted in the preparation of this report:

Internal

Lead Member(s)

Other Internal – Private Sector Housing, Housing Strategy, Sanctuary, Hanover Home Improvement Agency, , Adult and Community Services, Customer Service, Environment & Enforcement Services

External

East London Renewal Partnership

Landlord Forum

Age Concern

Background Papers Used in the Preparation of the Report:

Regulatory Reform (Housing Assistance) (England and Wales) Order 2002

www.opsi.gov.uk/si/si2002/20021860.htm

Housing Act 2004

www.opsi.gov.uk/acts/acts2004/ukpga_20040034_en_1

Public Service Agreement 7

www.communities.gov.uk/corporate/about/howwework/publicserviceagreements/

Financial Assistance Policy for Private Sector Housing

[http://modgov/Published/C00000180/M00002011/AI00010127/\\$DHHJatinderSembhiFinancialAssistancePolicyPrivateSectorHousing.docA.ps.pdf](http://modgov/Published/C00000180/M00002011/AI00010127/$DHHJatinderSembhiFinancialAssistancePolicyPrivateSectorHousing.docA.ps.pdf)

East London Renewal Partnership Renewal Policy 2006-2008

(available from Peter Snell, East London Renewal Partnership, Housing and Public Protection, Broadway Chambers, 530-542, High Street North, London E12 6QN)

This page is intentionally left blank

London Borough of Barking & Dagenham

DRAFT
Housing
Assistance Policy

20th February 2008

CONTENTS

1.	Private Sector Housing Assistance Policy	3
2.	General Grant Enquiries	3
3.	Equity Release	4
4.	Repair Grants	4
5.	Home Security Grant and Sanctuary Grant	5
6.	Minor Works Grant	6
7.	Home Improvement Zone Grant	6
8.	Empty Property Grant	7
9.	Property Health & Safety Grant	7
10.	Disabled Facilities Grant (Mandatory and Discretionary)	8
11.	Warmzone Grant	9
12.	Renewable Energy Grants	10
13.	Handyman Service	10
14.	Appeals Policy	11

1. Purpose of the Private Sector Housing Assistance Policy

This policy is set out in accordance with the provisions of the Regulatory Reform (Housing Assistance) (England and Wales) Order 2002. The basis of this policy is to help achieve the Government target of making 70% of the dwellings of the most vulnerable private sector households decent by 2010 and 75% by 2020.

Where the owner of a private dwelling is eligible for assistance from the Council, a package of support grants will be offered to enable homeowners to live in a home which is in good repair and up to modern standards. Whilst most homeowners can achieve this unaided, some need advice or help. The Council will provide help without taking away the responsibility for the upkeep of the property, which always lies with the owner.

Help will be targeted to vulnerable groups such as the elderly, people on low income or with a disability. We have set the following priority groups where we think we can assist:

- Providing better heat insulation and heating systems to create affordable warmth
- Make properties safer and secure
- Provide adaptations for people with disabilities
- Commission minor essential repairs for the elderly and vulnerable
- Small grant support towards HMOs to help meet fire precautions and health and safety standards
- Encouraging moves towards renewable energy amidst the drive to tackle climate change

2. General Grant Enquiries

For all general enquiries relating to the range of grants the Council provides, please contact the Private Sector Housing Team via Barking & Dagenham Direct. You can contact the service by telephone, textphone, email or by writing.

- To call, telephone: **020 8215 3002**
- To textphone use **020 8227 5755**.
- To email use: 3000direct@lbbd.gov.uk
- Or to write, use the following address:

**Private Sector Housing Team,
3rd Floor, Roycraft House,
15 Linton Road,
Barking IG11 8HE**

3. Equity Release

The Council has signed up to the HouseProud equity release scheme to allow applicants, especially over 60 or a homeowner of any age who is disabled or has a disabled person living there, to borrow money secured against their property to make needed repairs, adaptations or improvements to their homes.

The equity release scheme operated by the Council is administered by Hanover at Home. On borrowing the money, the applicant has a choice of repayment options which include a deal to repay the interest, repay the capital value released from the property or a mixture of both. In some instances, people over 75 may not have to make any repayments at all.

Money borrowed would normally be repaid when the property is sold. Should the occupier have trouble making repayment, the money borrowed with interest will be repayable when the property is sold, allowing the occupier to stay in the property. In cases when the occupier is deceased, the money borrowed with interest will be payable out of the estate.

The Council will pay £500 towards the administration costs in setting up the loan.

Eligible Applicants:

Eligible applicants will be:

- Aged 60 or over on the date of application
- Aged 18 or above and have a registered or registerable disability
- A household with a resident who has a disability
- Is the owner of the property
- Has lived in the dwelling for at least three years prior to the application

Further queries regarding equity release and application forms for it should be directed to Hanover. To telephone Hanover call 020 8227 2447 or write to them at the following address 2 Stour Road, Dagenham RM10 7JE.

4. Repair Grants

The Repair Grant is available for applicants over 18 and especially those who are over 60 who are unable to take advantage of the equity release scheme. This can be due to the fact the applicant has a large mortgage, the works required cost less than the minimum £3,000 threshold of the equity release scheme or there is concern about ability to make repayments.

In these circumstances, the Council can offer a maximum £10,000 Repair Grant.

Eligibility Criteria

The grant is means-tested and to qualify the following conditions need to be met:

- The property is in substantial disrepair and fails the Category 1 Housing Health and Safety Rating System (in some instances the Council will consider Category 2 hazards)
- The works needed cost £1,000 or more
- The property is the owners only home
- The owner has lived in and owned the property for at least three years
- The property is at least 10 years old
- The property will meet the Decent Homes Standard once the works have been carried out
- The works meet with the quality standards set out by the Council
- The works are undertaken by a builder or supplier approved by the Council

For further enquiries, please contact the Private Sector Housing Team via Barking & Dagenham Direct. You can contact the service by telephone on 020 8215 3002, text-phone on 020 8227 5755, by email 3000direct@lbbd.gov.uk or by writing to the following address: Private Sector Housing Team, Roycraft House, 15 Linton Road, Barking IG11 8HE

4. Home Security Grant and Sanctuary Grant

The Council work with the Metropolitan Police and Age Concern in providing these grants. These grants are available for victims of crime who are vulnerable and have been targeted for burglary or other property crimes affecting the home.

These grants are available to applicants who are over 60 or disabled and even to younger people deemed vulnerable by the police. The grant will be used to fund basic security measures such as providing door and window locks, chains and spy-holes. The maximum grant awarded is £500.

On application for this grant, the property will be visited and security advice given. This grant will not be repayable to the Council.

There is also specific funding for victims of domestic violence and hate incidents administered as Sanctuary grants which have the primary aim of increasing the housing options and safety provisions available to such victims.

The Sanctuary Scheme is based on risk assessment and is a victim centred initiative which aims to make it possible for victims of domestic violence and hate incidents to remain in their homes and feel safe. The scheme also offers advocacy support.

Further queries regarding home security grants should be directed to Age Concern. To telephone call 020 8270 4946 or write to them at the following address, Age Concern Barking and Dagenham, 884 Green Lane, Dagenham RM8 1BX. For queries relating to the Sanctuary Grant please telephone 020 8215 3002, textphone on 020 8227 5755, by email 3000direct@lbbd.gov.uk or by writing to the following address: Private Sector Housing Team, Roycraft House, 15 Linton Road, Barking IG11 8HE.

5. Minor Works Grant

This grant is available for homeowners aged 60 or over and for people with a disability. A maximum of £2,000 can be awarded for small works such as replacing windows, doors, small roof and floor repairs and upgrading electrical wiring. An applicant is able to claim two grants within a 5 year period, however there must be a two year gap between each claim. This grant is not repayable.

Applicants must be in receipt of:

- Income support
- Attendance allowance
- Council tax benefit
- Pension credit or war disablement pension

For further enquiries, please contact the Private Sector Housing Team via Barking & Dagenham Direct. You can contact the service by telephone on 020 8215 3002, textphone on 020 8227 5755, by email 3000direct@lbbd.gov.uk or by writing to the following address: Private Sector Housing Team, Roycraft House, 15 Linton Road, Barking IG11 8HE

6. Home Improvement Zone Grants

Where the Council has designated an area or set of streets as part of a Home Improvement Zone, this grant will be eligible to residents living there. These zones bid to tackle owner occupier housing estates which not only require physical housing renewal but which also have high levels of anti-social behaviour, are economically depressed or are major eyesores.

This grant is available mainly to improve the exterior of properties (including gardens and boundaries) where a communal benefit can be derived.

The maximum grant available is £5,000.

For further enquiries, please contact the Private Sector Housing Team via Barking & Dagenham Direct. You can contact the service by telephone on 020 8215 3002, textphone on 020 8227 5755, by email 3000direct@lbbd.gov.uk or by writing to the following address: Private Sector Housing Team, Roycraft House, 15 Linton Road, Barking IG11 8HE.

7. Empty Property Grants

The Council will offer an empty property grant in some circumstances where it is considered suitable in the process of bringing a vacant home back into use.

The maximum grant allowance is £10,000 and offers financial assistance to ensure that the property meets the decent homes standard. When the grant is awarded the Council makes the following conditions:

- The property will be available for letting for up to 3 years, following the completion of works and at an agreed rent level
- The Council will have the nomination rights as to which tenants are placed in the property
- And the Council is annually in receipt of gas and safety certificates, buildings insurance papers and a certificate of safety for any automatic fire detection system

Eligibility Criteria

- That 3 estimates for the proposed works are given to the Council to quantify and assess the amount of grant needed
- Proof of ownership is given
- If the property is mortgaged, then consent to works has been obtained
- If planning permission is necessary, then this has been obtained

A local land charge will be placed on the property with the Land Registry and the grant will be reclaimed with interest if the property is sold within the initial three year period or the nomination arrangement is breached.

For further enquiries, please contact the Private Sector Housing Team via Barking & Dagenham Direct. You can contact the service by telephone on 020 8215 3002, text-phone on 020 8227 5755, by email 3000direct@lbbd.gov.uk or by writing to the following address: Private Sector Housing Team, Roycraft House, 15 Linton Road, Barking IG11 8HE.

8. Property Health & Safety Grant

This grant is offered to support landlords in making their properties safe, warm and decent and ensure the elimination of hazards categorised as serious in rented properties and HMOs by the Housing Health and Safety Rating System.

This grant will be available once the Council's enforcement team have identified any Category 1 or 2 hazards which need to be remedied. These will mostly be highlighted when the Council has served an Improvement or Prohibition Notice. This grant can help to provide adequate amenity space in HMOs and even loft and cavity wall insulation. Application is encouraged for fire precaution and prevention works in particular, especially amongst HMO properties.

To obtain the grant the applicant must carry out all necessary work to ensure that the property meets the decent homes standard.

The maximum grant allowed will be £10,000.

Eligibility Criteria

To obtain the grant the applicant must be:

- The owner of the property
- Able to provide a Criminal Records Bureau (CBR) check, evidencing that the individual is a fit and proper person

For further enquiries, please contact the Private Sector Housing Team via Barking & Dagenham Direct. You can contact the service by telephone on 020 8215 3002, textphone on 020 8227 5755, by email 3000direct@lbbd.gov.uk or by writing to the following address: Private Sector Housing Team, Roycraft House, 15 Linton Road, Barking IG11 8HE.

9. Disabled Facilities Grants (Mandatory and Discretionary)

Disabled Facilities Grants (DFGs) are designed to assist people who need aids or adaptations to their homes to enable them to enjoy an independent movement about their property.

The Council's DFG programme is managed by Hanover and to be eligible, an applicant must be registered or be registerable as disabled. A recommendation is required from the Occupational Therapist that works are necessary and appropriate for one of the following mandatory purposes:

- Facilitating access to and from the dwelling or building by the disabled occupant
- Making the dwelling or building safe for the disabled occupant
- Access to the principal family room by the disabled occupant
- Access to or providing a bedroom for the disabled occupant
- Access to or providing/facilitating a room containing a bath/shower for use of the disabled occupant
- Access to or providing/facilitating a room containing a WC for the disabled occupant
- Access to or providing/facilitating a room containing a wash basin for the disabled occupant
- Facilitating an area for the preparation and cooking of food by the disabled occupant
- Improving or providing a heating system for the disabled occupant
- Facilitating the use of power, light or heat by the disabled occupant by altering existing or by providing additional means of control
- Facilitating access and movement around the dwelling to enable the disabled person to provide care for someone

A discretionary DFG maybe provided:

- To make the dwelling suitable for the accommodation, welfare or employment of the disabled occupant
- To pay for relevant works and associated costs above the statutory limit on mandatory grants in force at the time
- To assist the disabled occupant to relocate to a more suitable home where their current homes is clearly not suitable for adaptation or can only be made suitable at an unreasonable cost

The applicant must be a tenant or owner and will be means tested to determine whether any contribution towards the cost of works is necessary. Mandatory DFGs for disabled children will not be means tested but discretionary ones will be.

The maximum grant for a mandatory DFG is £25,000. Discretionary grants will not exceed this maximum either.

Further queries this should be directed to Hanover. To telephone Hanover call 020 8227 2447 or write to them at the following address 2 Stour Road, Dagenham RM10 7JE.

10. Warmzone Grant

London WarmZone (LWZ) works with the Council to improve the decency of vulnerable private sector households by way of improving thermal comfort.

LWZ has developed what it calls the B Scheme which also offers energy efficiency grants, ensuring that all areas of the borough can uptake opportunities for insulation provided by EDF Energy and the Government supported Warm Front Grant managed by the EAGA Partnership.

The service is aimed at those households described as vulnerable by the Government. These tend to be residents in receipt of one or more of the following benefits:

- Income support
- Housing benefit
- Council tax benefit
- Child tax credit
- Income based job seekers allowance
- Working tax credit
- Attendance allowance
- Disability living allowance
- Industrial injuries or war disablement benefit

Warmzone assessors carry out door-to-door interviews for final referral.

For further enquiries, please contact the Private Sector Housing Team via Barking & Dagenham Direct. You can contact the service by telephone on 020 8215 3002, textphone on 020 8227 5755, by email 3000direct@lbbd.gov.uk or by writing to the following address: Private Sector Housing Team, Roycraft House, 15 Linton Road, Barking IG11 8HE

11. Renewable Energy Grants

The Council is committed to providing support for renewable energy sources in the private sector and can offer a grant of upto £1,000 towards the cost, so to encourage increased use on such energy supplies.

The Council has teamed up with Solar for London to offer discounted solar panel systems installed by registered professionals. Any home owner who has already applied and qualified for assistance with Solar for London will be eligible for non-means tested grant.

Where funding permits the Council may give consideration to other renewable energy schemes which may qualify under the Government's Low Carbon Buildings Programme.

For further enquiries, please contact the Private Sector Housing Team via Barking & Dagenham Direct. You can contact the service by telephone on 020 8215 3002, textphone on 020 8227 5755, by email 3000direct@lbbd.gov.uk or by writing to the following address: Private Sector Housing Team, Roycraft House, 15 Linton Road, Barking IG11 8HE

12. APPEALS POLICY

Any person aggrieved by the way a policy is administered in an individual case should write a formal appeal to the Team Leader of the Private Sector Housing Team at 3rd Floor, Roycraft House, 15 Linton Road, Barking IG11 8HE.

An appeal will not be considered simply on the grounds that the appellant does not agree with the policy, although any complaint about the general policy will be dealt with under review.

An appeal will be considered on the grounds that either:

- The adopted policy has not been applied correctly
- That the application is so exceptional that it justifies consideration by the Council outside the normal bounds of the policy

Each appeal will be judged on the individual nature of the case.

THE EXECUTIVE

20 MAY 2008

**REPORT OF THE CORPORATE DIRECTOR OF REGENERATION AND
CORPORATE DIRECTIR OF CUSTOMER SERVICES**

Title: Delivering Investment in the Council's Housing Stock 2008/9 and Beyond	For Decision
<p>Summary: This report sets out an approach to secure long term and sustainable investment to bring the Council's housing stock up to a standard beyond the narrow definition of decent homes by 2016. In particular the report:</p> <p>(i) Provides an update on the Council's investment in its housing stock at the end of 2007/8 and highlights the current shortfall of available resources with which to meet the Council's Housing Futures programme which are, £59 m up to 2011 and £157m up to 2016. The latter figure is to reach the Council's own Decent Homes Plus standard which deals with broader environmental and security matters – this is not a Government requirement.</p> <p>(ii) Recommends how the Council should deploy its available capital resources in the period 2008/11 to achieve the objectives of:</p> <ul style="list-style-type: none"> • undertaking landlord works which do not form part of the repairs and maintenance revenue budget • maintain its median position on decent homes delivery in comparison with other local authorities • continuing its programme of extensions to provide larger family homes • development of a programme of environmental and security improvements on targeted estates to support our decent places agenda <p>This is so that, at the end of this period, the Council's housing will be able to leave the Housing Revenue Account (HRA) system post the current review being undertaken by Central Government.</p> <p>(iii) Outlines options which may become available to the borough following the Governments review of the HRA subsidy system in terms of securing resources to fund the further investment needs of the borough's housing stock</p> <p>Sets out a balanced investment programme for 2008/9 and 2009/10.</p> <p>Wards Affected: All</p>	
<p>Recommendation(s) The Executive is asked to:</p> <p>(i) Note the current position on delivery of capital investment in the Council's housing stock including works on decent homes as set out in Section 2 of the report;</p> <p>(ii) Agree the overall approach to future investment as set out in Section 3 of the report;</p>	

- (iii) Agree the programme as set out in paragraph 4.3, option 1 and shown in Appendix 2 of the report;
- (iv) Agree the proposals for investment in 2008/9 and 2009/10 as detailed in Section 4 of the report; and
- (v) Agree the long term approach as set out in Section 5 of the report.

Reason(s)

To assist the Council to achieve its Community Priority 'Improving Health, Housing and Social Care'.

Implications:

Financial:

The proposals for investment in 2008/9/10/11 contained in the report are fundable from within existing resources and do not prejudice longer term investment options. The proposals do require the re-profile of the existing capital programme as set out in Appendices 1 and 2.

This report highlights the considerable imbalance between the costs of delivering Decent Homes and the currently identified resources, that is a shortfall of £59m to 2011 and £157m up to 2016 for Decent Homes Plus. It also highlights other costs which will arise from the Council's landlord function. The proposals for investment in 2008/9/10/11 contained in the report are fundable from within existing resources and do not prejudice longer term investment options.

Legal:

The current funding arrangements for Decent Homes are placed under unsustainable pressures due to Government rules on the treatment of negative housing subsidy. This funding regime penalises the majority of housing authorities. The Housing and Regeneration Bill currently before Parliament may remedy to a degree the funding gap, however the solution is likely to lie in the medium to longer term with greater innovative uses of existing land and new housing delivered with fresh investment in conjunction with a Local Housing Company as set out in the report.

Risk Management:

Risk	Probability (low, med., high)	Impact (low, med., high)	Mitigation
Higher than anticipated inflation	medium	medium	Allowance currently made in line with average over last 2-3 years
Poor contractor performance	low	high	Contracts generally let under frameworks. Pilot works undertaken on all major schemes. Detailed monitoring procedures in place.

Social Inclusion and Diversity:

The Race Relations (Amendment) Act 2000 places a requirement on local authorities to make an assessment of the impact of new and revised policies in terms of race equality. Existing policies have already been subjected to impact assessments. This Authority has adopted an approach of extending the impact to cover gender, disability,

sexuality, faith, and age and community cohesion.

A Policy Proofing process has been introduced to assess such impacts and the outcome insofar as this report is concerned is that delivering Decent Homes throughout the Council's stock will improve housing conditions for some of the borough's poorest residents. Energy efficiency measures will also help to reduce fuel bills. The proposals for extending homes will also ease pressures on overcrowding generally, meet need in relation to households with family members with a disability and for increasing foster care.

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 places a responsibility on local authorities to consider the crime and disorder implications of any proposals. In relation to this report there are a number of elements of the programme that will improve security and that will both reduce crime and the perception of crime.

Options Appraisal:

Option	Impact on decent home programme	Financial impact	Other impacts
Do nothing	No progress towards target	Reduced capital expenditure, increased reactive repairs spend hence worse value for money	Reduced CAA rating. Increased customer dissatisfaction

The limited scope for other options given the level of resources available relative to need and existing commitments are set out in paragraph 4.

Contact Officer: Stephen Clarke	Title: Divisional Director of Housing Services	Contact Details: Tel: 020 8227 3738 Email:stephen.clarke@lbbd.gov.uk
Ken Jones	Head of Housing Strategy and Property Services	Tel 020 8227 5703 Ken.jones@lbbd.gov.uk

1. Introduction and Background

1.1 One of the Government's major housing policy objectives has been for all Council homes nationally, to be brought up to a minimum standard called the 'Decent Homes Standard'. This standard is also applied to private sector homes and there are Government targets for reducing the number of non decent private homes. How the Council is addressing this will be the subject of a separate report. Taken together the Council's progress towards meeting these target plays a significant part in its Area Joint Assessment and CAA rating.

1.2 All councils in the country have been required to undertake an option analysis that sets out the best way of achieving this standard in a local context. The Government approved the Council's 'Housing Futures Option Appraisal (HFOA) in November 2005. This set out the Council's housing investment plans over the next 30 years both

- How all Council homes would be brought up to the Government's Decent Homes Standard by the end of 2010/11 and

- How they would reach the Council's own Decent Homes Plus Standard by 2016. This latter target is not a requirement set by central government.

1.3 To achieve these aims the stock was divided into three parts as follows:

- c 3000 homes in Major Regeneration areas were to be demolished and redeveloped to provide new homes and sustainable communities now to be delivered through the Council's Local Housing Company (LHC).
- c 1300 homes in 17 high rise blocks were to be brought up to the Decent Homes Standard through a Private Finance Initiative (PFI) proposal
- The remaining 16000 council homes would be brought up to the Decent Homes Standard by the Council using its own resources

1.4 Long-term plans such as the HFOA make a large number of assumptions about the future and these may not be fully borne out despite a rigorous sensitivity analysis being undertaken to identify key factors of variability. The following are examples of assumptions built into the HFOA that have not materialised as expected with the result that the HFOA programme faces a considerable funding gap:

- Most importantly the PFI proposal for the high rise blocks was not approved by central government and will not proceed
- Building cost inflation costs assumption has been considerably higher over the last 3 years (averaging 6% rather than the 2.5% which was insisted upon by Government)
- Receipts from Right to Buy sales have been lower than expected, thereby reducing resources and increasing the volume and cost of works.
- Expenditure on works not included in the appraisal including support to maintenance programmes. (This related to repairs works carried out by TA)
- A package of land disposal totalling some £26m was identified to support the decent homes programme and this amount has not been realised
- Changes in Housing subsidy arrangements have placed the Housing budget in a position where borrowing can no longer be considered in the short / medium term.

1.5 Taken together these factors mean that the current cost for meeting the Council's landlord obligations and Decent Homes standard for all Council homes between April 2008 & March 2011(allowing for inflation) is £149.7m whereas current identified resources are £90.7m (see table below).

1.6 A further £167.6m would be required between 2011-2016 to achieve the Council's aim of meeting its Decent Homes Plus standard against anticipated resources of £69m. Taken together there is a total gap of £157.6m up to 2016

	2008/09	2009/10	2010/11	Cumulative Total 08/09-10/11	Cumulative total 2011/16	Cumulative total 2008/16
	£'000	£'000	£'000	£'000	£'000	£,000
Annual Cost of meeting Decent Homes (including £50.2m backlog)	94,875	28,535	26,324	149,734	167,600	317,334
					69,000	

Total Available Resources annually	34,272*	32,000	24,440	90,712*		159,712
Annual Shortfall	-60,603	3,465	-1,884	-59,022	-98,600	-157,622

* includes estimated £5m unspent in 2007/8

1.7 A number of authorities are having difficulties in achieving the DHS by 2010/11 and central Government has recently recognised this by adapting its national target from 100% Decent Homes compliance to a further reduction in non Decent Homes by half a million units nationally by the end of 2010/11. There are currently just over one million non decent social homes nationally. How this revised target is to be applied across authorities is not yet clear. However, the likely outcome is that the requirement for Council's to reach decent homes by the end of 2010/11 may be extended to enable local authorities to review their investment programme and consider new opportunities set out in the Housing Green paper.

2. Current Position - Achieving Decent Homes

2.1 Decent Homes remains a national indicator and will continue to be part of Central Government's judgement as to how the Council is performing. It is therefore important to continue to make the progress against the performance indicator.

At the end of 2007/8 the Council had 6,323 homes that failed to meet the Decent Homes Standard out of a total stock of 17,267. A further 2,724 homes will fall below the standard by the end of 2010.

2.2 The anticipated costs of ensuring all homes meet the standard by the deadline of 2010/11 is £149m. This figure includes the cost of other essential repairs and maintenance works that the Council needs to carry out to meet its landlord obligations including some short term works in major regeneration areas. Currently identified financial resources over this period are £90.7m.

2.3 Currently approved projects will deliver around 4,500 Decent Homes and expend £62.6m leaving £28.1m for new commitments. A breakdown of current projects, their costs and what they deliver in terms of homes made Decent is enclosed in Appendix 1.

2.4 The Council proposals in this report are aimed at ensuring the Council can meet its long term aim of all homes meeting its Decent Homes Plus Standard by 2016. However it is not possible to meet its shorter term goal of 100% strict Decent Homes compliance by the end of 2010 from currently identified resources.

2.5 It is proposed that the Council's short term aim should be to maintain current progress and ensure the Council remains in the middle band of authorities working towards Decent Homes. The revised annual targets the Council should set are difficult to establish as performance nationally varies greatly from year to year.

It is anticipated that reducing the percentage of non decent homes to 26% at the end of 2008/9 and 20% at the end of 2009/10 will meet this aim and it is these that are shown in the appendices.

A target for 2010/11 will be addressed in the follow up report proposed for the autumn. This report will also review the targets for 2008/9/10 and propose any necessary amendments to these.

3 The Way Forward

3.1 Given the shortfall in resources the Council needs to revise its approach to the delivery of Decent Homes. The revised government target and the opportunities opened up by the recent Housing Green Paper and current Review of the subsidy system provide an opportunity for the borough to review its stock investment programme and to work in consultation with Government and HCA to develop a long-term investment solution that meets the investment needs of the stock.

3.2 Leaving the subsidy system could open up a number of options to the Council for increasing investment in its stock. These potentially include prudential borrowing and the development of an LHC vehicle. These could enable the Council to access resources outside the subsidy arrangements to meet not only Decent home Commitments but also the broader target in Housing Futures – to meet its Decent Homes Plus Target by 2016. This would embrace the Government's developing Decent Places Agenda. More detail on this is given in paragraph 5 below

3.3 Allowing for the subsidy review to complete and firm proposals to be established investment under the LHC proposals will not come on stream until 2010/11 at the earliest. It is therefore proposed to adopt an investment strategy covering the intervening period.

3.4 Proposals for, 2008/9/10, are fully detailed in Section 4 of this report. Whilst this programme will not deliver full compliance by 2010 it will maintain progress towards meeting the Council's Decent Homes target.

Detailed proposals for 2010/11 will be brought forward in the autumn once the implications of the governments revised Decent Homes target, developing Decent places agenda and issues around leaving the Housing Subsidy arrangements have become clearer.

The report in the autumn will set out proposals that enable the Council to

- Maintain its median position in terms of Decent Homes Delivery across London and nationally.
- Ensure all essential major repairs and replacements are undertaken
- Continue its programme of extensions to provide larger family units
- Develop its Decent Places Strategy and trial this in a number of areas

4 Proposals for 2008/9/10

4.1 A programme which fully expends the Councils resources over the next 2 years is set out in Appendix1. It is based on currently approved projects and other essential works. At present around £60m of the £90m is already committed. This sum includes tenders totalling £24m which are the subject of a separate report on this agenda.

4.2 Whilst the programme set out will meet the revised target for 2008/9 (set out in paragraph 2.5) it will not meet that proposed for 2009/10. To achieve this target some £4-4.5m of resources would need to be redirected towards increasing Decent Homes delivery.

4.3 Appendix 2 and 2a set out options on how this might be achieved through either

- Option 1 Reducing the scope of the project at Wellington and Birdbrook to meeting the Decent Homes rather than the Decent Homes Plus standard, saving £2.8m and reducing expenditure on major renewals, the cyclical painting programme and the proposed Decent Places programme by £500,000 each over 3 years. This would yield £1.5m.
- Option 2 Maintaining the current scope of works at Wellington and Birdbrook and making greater cuts to major renewals, cyclical painting and the Decent Places budgets

4.4 It is recommended that option 1 as set out in Appendix 2 be adopted. The justification for this course of action is that the available resources will achieve 478 more homes brought up to the decent homes standard without substantial reductions in the Decent Places, cyclical painting and renewals programmes Both options require that £11m resources identified for 2010/11 are brought forward to fund works in 2008/9/10.

5 Beyond 2008/9

5.1 The recent Housing Green Paper seeks, among other things, to address the under supply of new housing and the creation of sustainable communities. To achieve this objective the Green paper sets out several initiatives including LHCs that will enable local authorities make better use of their resources and assets to achieve an increase in the supply of new homes and the creation of sustainable communities.

5.2 The options potentially available are not yet clear as the Government review is currently underway and will report next year. Discussions on the options are ongoing with central government and it is proposed that the further report proposed for the autumn, include details of progress made in this area.

5.3 Once the outcome of the government review is known and the various opportunities it offers are clear a full option appraisal will be undertaken to examine how best to achieve the investment needs of the Council's housing stock This will result in a further report in 2009. The currently anticipated objectives and scope of the option appraisal are:

Objectives	Scope
<ul style="list-style-type: none"> • Achieve decent homes for existing Council stock • Meet local housing needs and address aspirations with new homes and investment in the Council's existing housing • Develop mixed communities and strengthen cohesion • Improve quality of life and pride in living in the borough • Linking the Decent Homes programme to the Borough's wider Regeneration Strategy • Increase housing supply 	<ul style="list-style-type: none"> • Potential for extending the decent homes target in consultation with residents and CLG • Review investment strategy • Programme to extend existing houses where feasible • HRA infill land disposal programme to develop new council housing by cross subsidy from private sales • Test viability of Local Housing Company to fund council refurbishment of council housing Consider use of Council Prudential Borrowing

<ul style="list-style-type: none"> • Extending existing Council houses to provide large units 	<ul style="list-style-type: none"> • Test feasibility of local community land trusts to generate cross subsidy for council stock refurbishment by harnessing council rents • Estate redevelopment programme to increase private units and maximise cross subsidy opportunities for council stock refurbishment
--	--

5.4 It should be pointed out that if the outcome of this review fails to produce a viable option in terms of delivery of the investment programme then consideration will need to be given to more radical long term solutions, which could involve a Local Housing Company.

5.5 In addition it is intended that proposals will be produced for the potential redevelopment of estates where the cost of meeting Decent Homes is considered uneconomic. The current level of affordable housing would be reprovided within mixed tenure communities. Private sale cross-subsidy could be used to reduce Housing Corporation Grant requirements and to fund long-term regeneration activities. It is intended that the Council sponsored, Barking & Dagenham Local Housing Company, would be used to develop such sites and be the long-term owner and manager of the new housing.

The following estates have been identified and proposals will be worked up for consideration and viability tests: These will be the subject of further reports to Executive for decisions.

- Goresbrook Village
- Althorne Way
- Padnall and Reynolds Courts (Marks Gate)

5.6 Programme

- | | |
|------------------|--------------------------------------|
| • Autumn 2008 | Strategic option analysis |
| • Dec 08 | Outline Programme options formulated |
| • Mar 09 | Executive approval |
| • Apr 09 Onwards | Programme implementation |

6 Consultees

6.1 The following were consulted in the preparation of this report:

Councillor Liam Smith
Keith Broxup, Acting Head of Housing Services
Paul Field, Legal Services
Dave Robins Group Manager, Procurement and Efficiency
Alex Anderson, Group Manager Finance

Background Papers Used in the Preparation of the Report:

Executive Report on Housing Futures July 2005.

Enclosures: Appendices 1 , 2 and 2a

Appendix 2 proposed programme of works (option 1)

Resources	2008/09	2009/10	2010/11	Total 08/11	Decent Homes Numbers			Delivery by Year
	£'000	£'000	£'000	£'000	2008/9	09/10	10/11	Unit price
Budget approved 19/2/08	28,000	32,000	24,440	84,440				
Additions								
- Carried forward from 2007/8 - to be confirmed	5,093	0	0	5,093	1,903	1068		
- remote concierge funding	0	380	380	760	1,505	766		
- leaseholder contributions								
- Bartletts & Oldmead Houses	1,148	0	0	1,148	3,408	1,834		
Total	34,241	32,380	24,820	91,441				
Projects (in bold if already approved by Executive)								
Millard Terrace**	1,833	95	0	1,928	98	31	0	£14,946
Extensions & loft conversions	500	500	500	1,500	9	9	9	£55,556
Lifts replacement/renewal ***	1,249	1,100	1,000	3,349	0	0	0	
Remote concierge	500	2,000	0	2,500	0	0	0	
DH works First Framework contracts**	2,367	100	0	2,467	350	0	0	£7,049
DH works Framework contracts* ** *****	22,275	13,930	880	37,085	2,610	1,607	103	£8,584
Bartletts & Oldmead Houses **	1,079	0	0	1,079	90	0	0	£58,889
Holding Works on Estates	2,038	1022	0	3,060	0	0	0	
Wellington & Birdbrook**	1,573	3,878	0	5,451	24	130	0	£35,396
Major Maintenance Renewals	3,500	3,500	3,000	10,000	0	0	0	
Heating Works (Thaxted, Maxey & Humphries H'ses)	849	500	0	1,349	0	0	0	
Other D H works Colne, Mersea, & West Gascoigne.**	2,064	1270	70	3,404	440	134	0	£5,930
Painting programme	500	2,500	1,500	4,500	0	0	0	
Decent Places/CHP provision	2,519	2,400	1,900	6,819	0	0	0	
In house costs/contract preparation	2,450	2,300	2,200	6,950	0	0	0	
Total Anticipated spend	45,296	35,095	11,050	91,441	3,621	1,911	112	£16,201
Variance (negative means overspend)	-11,055	-2,715	13,770	0		213		
Aggregate Spare Resources at year end	-11,055	-13,770	0					

Appendix 2a (option 2)

Resources	2008/09	2009/10	2010/11	Total 08/11	Decent Homes Numbers			Delivery by Year
	£'000	£'000	£'000	£'000	2008/9	09/10	10/11	Unit price
Budget approved 19/2/08	28,000	32,000	24,440	84,440				
Additions								
- Carried forward from 2007/8 - to be confirmed	5,093	0	0	5,093	1,903	1068		
- remote concierge funding	0	380	380	760	1,505	766		
- leaseholder contributions								
- Bartletts & Oldmead Houses	1,148	0	0	1,148				
Total	34,241	32,380	24,820	91,441	3,408	1,834		
Projects (in bold if already approved by Executive)								
Millard Terrace**	1,833	95	0	1,928	98	31	0	£0
Extensions & Deconversions	500	500	500	1,500	9	9	9	£55,556
Lifts replacement/renewal ***	1,249	800	800	2,849	0	0	0	
Remote concierge	500	2,000	0	2,500	0	0	0	
DH works First Framework contracts**	2,367	100	0	2,467	350	0	0	£7,049
DH works Framework contracts* ** *****	22,275	13,930	880	37,085	2,610	1,607	103	£8,584
Bartletts & Oldmead Houses **	1,079	0	0	1,079	90	0	0	£58,889
Holding Works on Estates	2,038	1022	0	3,060	0	0	0	
Wellington & Birdbrook**	1,573	6,678	0	8,251	24	130	0	£53,578
Major Maintenance Renewals	3,500	3,000	2,500	9,000	0	0	0	
Heating Works (Thaxted, Maxey & Humphries H'ses)	849	500	0	1,349	0	0	0	
Other D H works Colne, Mersea, & West Gascoigne.**	2,064	1270	70	3,404	440	134	0	£5,930
Painting programme	500	2,000	1,000	3,500	0	0	0	
Decent Places/CHP provision	2,519	2,400	1,600	6,519	0	0	0	
In house costs/contract preparation	2,450	2,300	2,200	6,950	0	0	0	
Total Anticipated spend	45,296	36,595	9,550	91,441	3,621	1,911	112	£16,201
Variance (negative means overspend)	-11,055	-4,215	15,270	0	288	77		
Aggregate Spare Resources at year end	-11,055	-15,270	0					

reductions allow for the funding for additional 478 DH at unit price of £,9,000

This page is intentionally left blank

Appendix 3

Breakdown of Scheme Content	
Millard Terrace**	Internal works comprising of re wiring Kitchens and some heating. Together with external works in doors And window replacement and renewing ducts as part of decent homes works.
Extensions & Deconversions	Extending existing properties by at least two bedrooms to life time homes standard.
Lifts replacement/renewal ***	Renewal of 8 lifts in 5 blocks with a considerable future starts in June. Repairs to 13 lifts in 7 blocks with a limited future, starts in July.
Remote concierge	
DH works First Framework contracts**	Basic decent homes works: works required to achieve decent homes include roofs, rewires, extractor fans, heating, sanitary ware and some windows
DH works Framework contracts* ** - ****	As above
Bartletts & Oldmead Houses **	Full overhaul and modernisation to decent homes plus standard.
Holding Works on Estates	Decoration and new flooring to the staircase areas of 6 existing high rise blocks.
Wellington & Birdbrook**	Full internal works exploring options to replace kitchens, bathrooms together with rewiring and external decent homes works, including high levels of insulation, structurally stabilising the blocks, reroofing and entry systems and other external improvement works.
Major Maintenance Renewals	Boiler replacements, rewires and other planned programmes.
Heating Works (Thaxted, Maxey & Humphries H'ses)	Boiler replacements for failing systems with system up dates.
Other D H works Colne, Mersea, & West Gascoigne.**	Internal and External decent homes work to high rise blocks.

This page is intentionally left blank

THE EXECUTIVE

20 MAY 2008

REPORT OF THE CORPORATE DIRECTOR OF REGENERATION

Title: : Local Development Framework (LDF) - Submission of Core Strategy and Borough Wide Development Policies	For Decision
<p>Summary: The Core Strategy and Borough Wide Development Policies documents are two of the most important parts of Barking and Dagenham's emerging Local Development Framework. Between them they set out a broad range of both strategic and detailed policies that will replace the Unitary Development Plan and inform future planning decisions and regeneration proposals.</p> <p>Earlier drafts of the Core Strategy and Borough Wide Development Policies documents were subjected to extensive community and stakeholder consultation between March and May 2007. Having taken on board all of the comments and suggestions made during that consultation, officers have amended both documents to prepare for their submission to the Secretary of State.</p> <p>This report contains a brief outline of the key policy changes that have been made to the documents since they were last brought before the Executive. The report focuses on areas where a material change has been made, and on issues which are of particular local importance. The highlighted areas are:</p> <ul style="list-style-type: none"> • The vision • Development location strategy • Housing targets (affordable and family) • Residential conversions / subdivisions • Internal and external space standards • Climate change adaptation and mitigation • Safeguarding and release of employment land • Retail hierarchy (town centres) • Social infrastructure • Places of Worship • Sustainable freight transport • Allotments <p>The Submission of the Core Strategy & Borough Wide Development Policies Preferred Options Reports is a major step in the preparation of a Local Development Framework for Barking and Dagenham. Subject to the approval of this meeting, the two documents will be submitted to the Secretary of State for Communities and Local Government on Monday 16th June 2008. From that date there will be a statutory 6 week consultation period during which formal representations can be made either in support of or opposition to the two documents.</p> <p>The following documents will be made available during the consultation period:</p> <ol style="list-style-type: none"> 1) The Submission Core Strategy 	

- 2) The Submission Borough Wide Development Policies
- 3) A Plain English summary consultation document
- 4) A Consultation report showing comments raised during previous consultation and how they have informed the final submission documents
- 5) A Sustainability Appraisal of the Core Strategy
- 6) A Sustainability Appraisal of the Borough Wide Development Policies
- 7) A non-technical summary of the Sustainability Appraisal findings

As these documents are collectively very lengthy, they will not all be circulated in paper format for the Executive. Copies will however be placed in Members Rooms and receptions desks at the Town Hall and Civic Centre for at least 1 week prior to the Executive meeting.

Appendix 1 to this report sets out a selection of the most important policies contained in the two documents, including those relating to the topics listed above.

Wards Affected: All

Recommendation(s)

The Executive is recommended to approve:

- (i) The Core Strategy and Borough Wide Development Policies and supporting documents as set out in the report;
- (ii) The submission of the documents to the Secretary of State for approval;
- (iii) The Corporate Director of Regeneration be authorised to make non-material changes and consider and incorporate any suggested amendments, raised by the Greater London Assembly or Government Office for London, to the submission documents.

Reason(s)

To assist the Council in achieving all its Community Priorities and the commencement of the Examination in Public process

Implications:

Financial:

The costs of producing and consulting upon the submission Core Strategy and Borough Wide Development Policies documents will be met from within the existing Spatial Regeneration Division budget.

There are a number of policies in both documents that will have financial implications for developers, for example the requirements for major development to meet high environmental building standards, to maximise the provision of affordable housing, and to make significant contributions towards social infrastructure needs. This will have an impact upon the Council both in terms of increasing the cost of delivering regeneration projects and other council developments, and, potentially, by having an impact on the land value of sites on the Council's land disposals list.

The identification of specific sites for certain use (as is being reported on separately) may further affect the value of Council owned land and so any receipt from disposal or rental income.

In summary, there will be financial impacts for the Council as a result of these proposals, though these cannot be quantified at this stage.

Legal:

All elements of the Local Development Framework are produced in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (“the Regulations”) and the Council’s adopted Statement of Community Involvement (SCI).

Submission of the Core Strategy and Borough Wide Development Policies DPDs to the Secretary of State will be undertaken in accordance of Regulation 28 of the Regulations

Risk Management:

The risk associated with not approving the Core Strategy for public consultation is that the Council would be unable to meet its milestones as set out in its most up to date Local Development Scheme (as approved by the Secretary of State, in March 2008). This would mean the Council would not meet best value performance targets in relation to meeting Local Development Scheme milestones.

The main risk associated with submitting the two documents is that, if the Planning Inspectorate are not satisfied that we have produced sound proposals (in line with the 9 tests of soundness listed towards the end of this report) we may be required to withdraw them and begin the process again. Alternatively, if there are no early indications of soundness problems but serious issues do arise during the Examination in Public, the documents may be declared unsound by the Planning Inspector. This too would require us to start the plan making process again from the beginning. The knock on effects of this are particularly significant in relation to the Core Strategy, as all other parts of the LDF are required to be in conformity with it. If it is withdrawn or found unsound this will mean other parts of the LDF having to be put on hold until the Core Strategy is in order.

To protect against these risks the Core Strategy and Borough Wide Development Policies have been produced in line with statutory regulations and good practice guidance, there has been ongoing liaison with GOL, the GLA and other key stakeholders throughout the process, and we have undertaken Sustainability Appraisal and Consultation work to, and often above, the standards required. All of this will be clarified through the completion of a ‘soundness self assessment’ for the two documents.

Social Inclusion and Diversity:

The Race Relations (Amendment) Act 2000 places a requirement on local authorities to make an assessment of the impact of new and revised policies in terms of equality. Existing policies have already been subjected to impact assessments.

The Submission Reports have been informed by the wide ranging Issues and Options Consultation which was carried out between November 2005 and January 2006, and the Preferred Options Consultation which was held between March and May 2007. These consultations were targeted at a range of groups to ensure that policies could be prepared which reflected a wide range of equalities considerations in relation to our diverse community. To this end we will carried out community involvement activities to target:

- The wider community
- Local voluntary and community groups
- Statutory consultees
- Members

- Under represented groups
- Barking & Dagenham Partnership

The main changes which have been made in response to comments raised are highlighted in this Executive Report. Full details of consultees, those who responded, comments raised, and how those comments are reflected in the final submission documents are set out in a consultation statement which will be made publicly available once the documents are submitted to the government. The consultation statement will also be given to the Independent Inspector to inform the Examination in Public. A copy of the consultation statement will be placed in each member's room one week prior to the Executive meeting.

The submission date marks the start of a further six weeks for representations. We will therefore be carrying out further community engagement activities to encourage organisations, groups and individuals to raise any further comments that have not already been dealt with. These comments will however be considered by the Independent Inspector rather than by the Council, and will have to relate to one or more of the nine 'tests of soundness' that are outlined in this report.

An Equalities Impact Assessment (EQIA) scoping exercise has been undertaken, initially to cover the whole of the LDF as a single entity. This exercise indicates that as a whole the LDF strategy and policies will have no negative equalities impacts and will produce many equalities benefits. In addition to this broad assessment future elements of the LDF, or supporting documents such as Planning Advice Notes, may trigger a need for further EQIA work.

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 places a responsibility on local authorities to consider the crime and disorder implications of any proposals. The Submission Core Strategy and Borough Wide Development Policies documents and their accompanying Sustainability Appraisal reports reflect policies and approaches aimed at contributing towards reducing crime and the fear of crime. The impact of all policies in relation to contributing towards reducing crime and the fear of crime has been appraised as part of the Sustainability Appraisal process and the Submission documents reflect the recommendations of that process.

Options Appraisal:

In arriving at the policies and proposals that will make up the Submission Core Strategy and Borough Wide Development Policies documents we have considered a wide range of options and tested these against sustainability considerations and public and stakeholder opinion.

The Submission documents set out what we think will be the best package of policies and proposals to ensure the sustainable growth of the Borough in the next 15 or so years.

Contact Officer: Jeremy Grint	Title: Head of Spatial Regeneration	Contact Details: Tel: 020 8227 2443 Fax: 020 8227 5326 E-mail: Jeremy.grint@lbbd.gov.uk
Contact Officer: Tammy Adams	Title: Planning Policy and Strategy Team Leader	Contact Details: Tel: 020 8724 8097 Fax: 020 8227 5326 E-mail: Tammy.adams@lbbd.gov.uk

1. Introduction and Background

- 1.1 The Council is in the process of producing its Local Development Framework (LDF) which is a requirement of the Planning and Compulsory Act (2004). Once adopted, this will replace the current Unitary Development Plan (adopted 1995).
- 1.2 The Council carried out initial stakeholder involvement on the LDF between November 2005 and January 2006 when it consulted upon nine issues and options papers to gain the views of the community and stakeholders. This consultation was used to inform development of preferred options for a Core Strategy and Borough Wide Development Policies.
- 1.3 Consultation on the Preferred Options Report took place in March to May 2007 and involved putting forward for public discussion the Council's preferred policy approach to the spatial planning of the Borough. Following that consultation stage the documents have been will be revised in light of comments made by the statutory consultees, borough residents and other stakeholders.
- 1.4 The comments received during the Preferred Options consultation, and also emerging good practice and advice from other local authorities who have gone through this process already, have suggested a need to change some our policy directions, for example on affordable housing.
- 1.5 This report seeks approval for these changes in order that our final proposals can be submitted to the Secretary of State for Communities and Local Government

2. Barking and Dagenham's Current Planning Policy Position

- 2.1 The Council's Unitary Development Plan (UDP) was adopted by the Council in 1995. It is out of date in many respects and does not reflect current national or regional planning guidance or the scale of development pressure which the borough is now under. As a result, as of 28th September 2007 only certain of the UDP policies can continue to be use for development control purposes. A list of these 'saved policies' is set out on our website.
- 2.2 The London Plan also forms part of the development plan for Barking and Dagenham. Further Alterations to the London Plan were recently approved and a consolidated version of the London Plan has been published. Recent London Plan policy changes that we are required to implement in Barking and Dagenham include a target of 50% of all housing built in schemes of 10 or more dwellings to be affordable, and 20% of the energy needs of major new developments to be

generated through on-site renewable technologies. Both of these changes have been picked up in our LDF policies, as discussed below.

3. Consultation Undertaken So Far

- 3.1 The Core Strategy and Borough Wide Development Policies documents have already been subjected to two extensive consultation exercises: Issues & Options (November 2005 to January 2006) and Preferred Options (March to May 2007).
- 3.2 As well as taking into account the views of the public, statutory consultees and other stakeholders these documents, as part of our emerging Local Development Framework, need to be subjected to a Sustainability Appraisal to make sure we are aware of and have taken into account their social, economic and environmental effects. They must also be in 'general conformity' with national planning policy (i.e. the Governments' Planning Policy Guidance notes and Planning Policy Statements) and regional planning policy (i.e. the London Plan).
- 3.3 The recent Preferred Options consultation, and the comments received, highlight a number of very important strengths. For example:
 - Our preferred policy options were generally in conformity with national and regional policy;
 - We are taking a firm stance on locally important issues such as affordable housing, family housing and the environment.
- 3.4 The consultation also identified a number of potential challenges. For example:
 - The proposals which we are making are very ambitious – for example the level of residential development proposed, especially given the accompanying need to social infrastructure and other development. However the housing target for the borough (1,190 dwellings per year) is set in the London Plan and we must do our best to deliver them as well as the supporting infrastructure required.
 - In places the policies are too detailed: they need to be shortened, made as clear as possible, and repetition of national or regional policy should be avoided. Improvements have been made to both documents to reflect these comments.
- 3.5 A full and detailed report of the consultation process has been compiled setting out who we have consulted, how we consulted them, what comments we received and how these have influenced our final versions of the Core Strategy and Borough Wide Development Policies (i.e. the 'submission' documents). This document will also be made available as part of the public consultation, so that individuals and organisations who have made previous contributions can see how their views are reflected in the final report.

4. Highlights from the Core Strategy and Borough Wide Development Policies

- 4.1 A number of changes have been made to the Core Strategy and the Borough Wide Development Policies in light of the comments received during consultations, the recent changes to the London Plan, and discussion with the GLA and GOL. The policies referred to in this section are those which have been changed significantly

since the preferred options stage, or which relate to issues which are of local concern or importance. All of the policies referred to are set out in Appendix 1.

- The vision
- Development location strategy
- Housing targets (affordable and family)
- Residential conversions / subdivisions
- Internal and external space standards
- Climate change adaptation and mitigation
- Safeguarding and release of employment land
- Retail Hierarchy (town centres)
- Social infrastructure
- Places of Worship
- Sustainable Freight Transport
- Allotments

4.2 Vision

The LDF Core Strategy needs to include an overall vision which encapsulates overall ambitions for the borough during the plan period. The Vision which was suggested at the preferred options stage was very long and detailed. Ideally the vision for the Core Strategy and the Community Strategy would mirror each other. However, as these two documents are at different stages of development this has not been possible. However, by keeping the Vision brief and broad there is more scope for it to reflect the themes most likely to emerge through the Sustainable Community Strategy consultation process. The vision also reflect the three strands of the Regeneration Strategy.

Vision

To make Barking and Dagenham a successful borough by increasing the prosperity of our residents and the business community; improving quality of life for everyone and supporting social inclusion; creating an attractive, sustainable and cohesive community that we can be proud of and which encourages a sense of belonging and celebrates diversity; maintaining high environmental standards; and increasing our supply of family homes, affordable homes and social infrastructure.

4.3 Development Location Strategy

Policy CM1. The Core Strategy proposes a two-pronged approach to future development within the borough. Firstly it identifies broad locations where we know the majority of our housing and employment needs can be met, i.e. Barking Riverside, Barking Town Centre, South Dagenham, Dagenham Dock and our other Strategic Industrial Locations and Locally Important Employment Sites. Secondly, in terms of further housing development it guides this to sites with higher public transport accessibility levels (i.e. levels 4 to 6). This largely limits major development proposals to sites within town centre and near to public transport hubs, though there is lee-way built in to enable some sites to be allocated for development elsewhere (through the Site Specific Allocations Development Plan Document) where this would be of benefit to the borough. This approach is set out

in policy CM1, which also touches on themes such as sustainable development and social infrastructure which are developed later in the document.

4.4 Affordable Housing Targets

Policy CC1: The target for affordable housing target has been strengthened. Developers of all sites capable of providing 10 or more dwellings are now required to provide 50% affordable housing. A target range of 35% to 50% was suggested at the preferred options stage. However, this would not be in general conformity with the London Plan. The GLA have confirmed their support for the affordable housing targets set out in the draft submission version of our Core Strategy.

4.5 Family Housing

Policy CC2: The 2005 Housing Needs Survey and the Housing Strategy both highlight the need for greater provision of family housing in the borough. Despite this however, the majority of new housing built in recent years has been in the form of one and two bedroomed flats. Whilst this type of accommodation is also needed, a better balance must be provided. The Core Strategy sets a target of 40% of all new housing to be family housing, i.e. flats or houses with 3 or more bedrooms. This policy will be rigorously applied and exceptions will only be permitted if, because of the particular features of a site, it would be impossible to meet this target.

4.6 Residential Conversions / Subdivisions

Policy BC4: The conversion of larger homes into smaller residential units can help to boost housing supply. However, there is local concern that allowing too many of our existing family homes to be converted into smaller flats or bedsits can have a negative impact on local amenity, and add to the shortage of family housing. Barking and Dagenham are not alone in being concerned about this issue. Our neighbouring boroughs of Redbridge and Havering are also proposing policies which seek to control residential conversions in their areas. Policy BC4 seeks to strictly control residential conversions in the interests of local character and amenity.

4.7. Policies relating to Internal and External Space Standards

During the consultations some concerns were raised with regard to the following policies. However, as these are perceived to be important local issues we are going to retain them, and make sure we have as strong an evidence base to support them as possible:

- BP6 Internal Space Standards
- BP5 External Amenity Standards

Each of the above policies place limitations on what we would consider acceptable in terms of (respectively) the minimum amount of internal space we think each new home should provide for its occupants, and the minimum amount of external amenity space we think each new home should have access to. These are issues which local people consider important so we are keen to set out clear standards. However, we must bear in mind that developers and other consultees

may question the standards we are setting out, and the Planning Inspector appointed to examine our submission documents may want to know what our detailed reasons for proposing these policies are, and what local evidence we have to support them.

4.8 Climate Change Adaptation and Mitigation

Policy CR1: A new strategic policy has been added on adapting to and mitigating climate change. The preferred options version of the Core Strategy contained, in policy CR1, detailed guidance on sustainable design and construction. That detail has been moved to a Borough Wide Development Policy and policy CR1 now sets out a much broader statement on our overall approach to climate change mitigation and adaptation. This policy provides a link between the LDF and the emerging Barking and Dagenham Climate Change Strategy.

Policy BR1: This policy has been reworded to make clearer our requirements, and those in the recently revised London Plan, on sustainable energy.

4.9 Safeguarding and Release of Employment Areas

Policy CE3: The criteria governing the release of land and buildings (not including those which are specifically safeguarded for employment purposes) have been relaxed slightly since the preferred options stage, to reflect concerns raised during that consultation. The level of control is now, rightly, less rigorous for unsafeguarded sites than for safeguarded sites, though the former do make an important contribution to our employment provision and are therefore protected by a set of policy criteria. The slight relaxation of policy in this area provides more of an opportunity for unused or underused employment sites to be redeveloped where this would improve residential amenity and provide other benefits.

4.10 Retail Hierarchy (Town Centres)

Policy CM5: This policy clarifies which of our town centre and parades we want to apply retail policy controls to, and sorts them into different classifications. Barking is our Major Centre. We also have three District Centres at Dagenham Heathway, Chadwell Heath and Green Lane, and a network of smaller Neighbourhood Centres. We are proposing to provide a new District Centre as part of the Barking Riverside Development. In response to earlier discussions and consultations Design for London (part of the GLA) have suggested that another new District Centre should be provided as part of the South Dagenham development. However, this has not been included in the LDF proposals as it could hamper efforts to regenerate Dagenham Heathway.

4.11 Social Infrastructure

Policy CC3: This policy provides broad support for the retention and improvement of existing community facilities of all types, for the provision of new ones to meet existing needs and in line with new development, and for the dual or multi purpose use of the same premises by a range of different types of community facilities. We are also producing supplementary guidance on Community Benefits which will set out a clearer and more robust means of making sure new development brings benefits to the local population, including through the provision of premises, sites or

funding for community facilities. This policy covers the provision of new schools, which is very important given that the Council has a statutory duty to ensure sufficient school places are provided, and bearing in mind the growing demand that will inevitably arise from the planned levels of future residential development.

4.12 Religious Meeting Places

Policy CC3: We, in line with most other London Boroughs, do not propose to include a specific planning policy on Religious Meeting Places, and will instead address this need through our general policy on social infrastructure (policy CC3). We have however produced an informal Planning Advice Note on Religious Meeting Places (PAN 4), and will consider in the Site Specific Allocations DPD whether there are any particular sites which should be designated for the development of new religious meeting places. Outside of the LDF process the Council is investigating the possibility of developing a non-planning policy concerning the extent to which the Council could provide support (monetary or opportunity cost) to organisations seeking support to create or develop places of worship.

4.13 Sustainable Freight Transport

Policy BR9 provides general support for sustainable freight transport proposals but highlights the need to balance the environmental benefits with other considerations including regeneration ambitions and amenity. Although this policy supports the sustainable transportation of freight, and therefore provides a 'hook' for future schemes which the Council may choose to support, it does not provide specific policy support for Transport for London's ambitions to create a rail freight interchange in the Renwick Road area. The GLA have indicated that this may be something they choose to challenge at Examination in Public on the basis of general conformity with the London Plan. However, as that scheme has not been the subject of public and stakeholder consultation in Barking and Dagenham it has not been specifically included in the Core Strategy and will instead be considered in the emerging Site Specific Allocations document.

4.14 Allotments

Policy BR7: Barking and Dagenham have lost over 13 acres of allotment land over the last 10 years and planning permission has recently been granted for residential development on a further allotment site (Frizlands). The Council has a duty to protect allotments, and national planning guidance points out that open space should not be built on unless an assessment has been undertaken that has clearly shown that the open space is surplus to requirements.

The Council's assessment of existing and future needs for open space, sport and recreation includes an assessment of allotments. It states that there is currently 0.8 hectares of allotment space per 1,000 population across the borough. It also states that demand for allotments has in the last few years steadily increased in the borough in line with regional and national trends.

The Site Specific Allocations document will provide an opportunity to review all of the Borough's remaining allotments and confirm which of those can provide a beneficial use as part of our allotment provision. It will also, for any sites which are found to be genuinely surplus to current or future requirements, identify a preferred

alternative use, which could include another open space or community facility use. For the interim Policy BR7 sets out a strict set of criteria which will be used to determine any development proposals affecting allotment sites.

4.15 Other Changes

Other notable changes made to submission documents include:

- Removing repetition of national and regional policy wherever possible
- Moving some detailed policy from the Core Strategy to the Borough Wide Development Policies and from the Borough Wide Development Policies to Supplementary Planning Documents or Planning Advice Notes
- Commissioning a Strategic Flood Risk Assessment for the Borough to inform the Local Development Framework, particularly the allocation of development sites.

5. The Next Stages

5.1 Draft copies of the Submission Core Strategy and Borough Wide Development Policies documents have been sent to the Government Office, who will advise us as to any potential 'soundness' issues and confirm whether or not they are ready for be submitted to the Secretary of State. This is a very important safeguard as it should help us avoid submitting inappropriate documents which we could subsequently have to 'withdraw' and start again on from the beginning. Draft copies have also been sent to the GLA with a view to them warning us of any potential London Plan conformity issues which have not already been considered.

5.2 Once Executive approval has been granted, we have had the go ahead from GOL, and all of the above documents, maps etc have been completed, we will be ready to submit the documents to the Secretary of State. At this point the following will happen:

- There will be a final 6 week period during which statutory consultees, members of the public and other stakeholders can make comments on the documents; and;
- An independent Planning Inspector will be appointed to oversee an 'Examination in Public' (initially of the Core Strategy only), taking into account all representations made on the documents (whether written or made in person at the 'Examination in Public')

5.3 Once the Examination in Public is finished and the Inspector has considered all of the issues raised, he or she will issue a binding report setting out a) whether or not the document is 'sound' and b) whether any further consultations or changes are needed before it can be adopted.

6. The Nine Tests of Soundness

6.1 The last stage in the process for producing the Core Strategy and Borough Wide Development Policies parts of the Local Development Framework will be the 'examination in public' which will be undertaken by an independent planning

inspector. The inspector will want to check that the authority has prepared the documents legally and that they are 'sound'.

- 6.2 The inspector will use nine 'tests of soundness' to decide whether or not to approve the Core Strategy and the Borough Wide Development Policies.
- 6.3 The first three tests involve the inspector checking that the authority has followed the proper procedures in preparing the documents. He will consider:
- i. Whether it is in line with our Local Development Scheme (our programme which shows what documents we are producing as part of our Local Development Framework).
 - ii. Whether community consultation has been carried out in line with our Statement of Community Involvement.
 - iii. Whether the environmental, social and economic effects of the policies in the document have been considered in a Sustainability Appraisal.
- 6.4 Tests four and five involve the inspector checking that the Core Strategy and Borough Wide Development Policies reflect other relevant plans and policies, i.e:
- iv. Are the documents in line with the Government's national planning policy guidance and statements and the London Plan?
 - v. Does the document reflect our Community Strategy?
- 6.5 Tests six to nine look at whether the documents contain policies and proposals that are suitable for Barking and Dagenham's needs:
- vi. Are they consistent with other development plan documents which we are producing (all parts of the LDF must, for example, be consistent with the Core Strategy)?
 - vii. Are the proposals set out in the documents suitable, bearing in mind the evidence we have to support them and what comments other organisations and people have made on them?
 - viii. Are the policies and proposals in the documents achievable and do we have proper systems in place to measure and monitor their success?
 - ix. Are the policies flexible enough to deal with any future changes in local circumstances?
- 6.6 Any consultee wishing to object to or support any element of the Core Strategy or Borough Wide Development Policies documents will need to link their comment to the appropriate test of soundness.
- 6.7 In submitting LDF documents to the Secretary of State it is the responsibility of the local planning authority to satisfy itself that the documents are 'sound' both in terms of the process and information used to produce them and the final content. The Planning Advisory Service have produced a 'soundness self assessment' toolkit which officers are in the process of completing to make sure we have not missed anything. This will also be supplied to the Inspector as other authorities have found this can help to speed up the examination process.

7. Consultees

7.1 The Core Strategy & Borough Wide Development Policies Consultation Statement will set out the range of stakeholders who have helped to inform development of the Preferred Options Reports, as well as detailing what comments were received and how these have informed our final proposals. In addition, the following officers have been consulted in the preparation of this report:

- Ken Baikie (Area Regeneration Group Manager)
- David Higham (Strategic Transportation Group Manager)
- Tim Lewis (Development Control Group Manager)
- Stephen Meah Simms (Policy & Partnerships Group Manager)
- Guy Swindle (Head of Policy and Partnerships)
- Darren Henaghan (Head of Environmental and Enforcement Services)
- Ken Jones (Head of Housing Strategy)
- Simon Farrow (Parks and Leisure Group Manager);
- David Theakston (Parks and Leisure Development Manager)
- Nick Kingham (Assistant Chief Executive Performance and Delivery)
- Terry Regan (Acting Skills, Learning & Enterprise Group Manager);
- Philip Baldwin (Community Development Group Manager);
- Jim Mack (Head of Asset Strategy and Capital Delivery);
- Bill Murphy (Corporate Director of Resources);
- Anne Bristow (Corporate Director of Adult and Community Services);
- Roger Luxton(Corporate Director of Children’s Services);
- David Woods (Corporate Director of Customer Services)
- Stephen Clark (divisional Direct of Housing Services)
- Gary Ellison (Engineering Manager)
- Heather Wills (Head of Community Services and Libraries);
- Michael Freeman (Education Officer)
- Christine Pryor (Head of Shared Services and Engagement)

Background Papers Used in the Preparation of the Report:

- London Borough of Barking & Dagenham Local Development Scheme
- London Borough of Barking & Dagenham Local Development Framework Issues Papers
- Sustainability Appraisal Scoping Report of the London Borough of Barking & Dagenham Local Development Framework
- London Borough of Barking & Dagenham Statement of Community Involvement
- London Borough of Barking & Dagenham Unitary Development Plan (Adopted 1995)
- The London Plan - Spatial Development Strategy for Greater London (Greater London Authority Consolidated Version 2008)
- London Borough of Barking & Dagenham Community Strategy
- London Borough of Barking & Dagenham Core Strategy Preferred Options
- London Borough of Barking & Dagenham Borough Wide Development Policies Preferred Options

Vision

To make Barking and Dagenham a successful borough by increasing the prosperity of our residents and the business community; improving quality of life for everyone and supporting social inclusion; creating an attractive, sustainable and cohesive community that we can be proud of and which encourages a sense of belonging and celebrates diversity; maintaining high environmental standards; and increasing our supply of family homes, affordable housing and social infrastructure.

CM 1: General Principles for Development

Broad Locations for Future Development:

Residential development (particularly higher density development) will be focussed in the key regeneration areas of Barking Town Centre, Barking Riverside and South Dagenham, and on previously developed land in areas which have high Public Transport Accessibility Levels (i.e. levels 4-6). Employment growth will be focussed on Dagenham Dock as well as the other designated Strategic Employment Locations and Locally Significant Employment Sites as shown on the proposals map. Retail and other town centre development will be focussed within the centres set out in the hierarchy defined in Policy CM5. The Green Belt, Metropolitan Open Land and other important open spaces will be safeguarded from development.

Meeting Community Needs:

Development should meet the needs of new and existing communities. A sustainable balance will be sought between housing, jobs and social infrastructure to ensure Barking and Dagenham can continue to function successfully as a community in its own right, and does not become a commuter dormitory. Development should contribute to the regeneration of the Borough by providing suitable housing, social, cultural and economic choices for all, improving health and well being, supporting town centres and enhancing the image of the borough.

Sustaining the Natural and Built Environment:

Development should use land and infrastructure efficiently and the use of previously developed land should be maximised. Our natural and built assets including natural resources, air and water quality, biodiversity and habitats, the historic environment, local distinctiveness, and the borough's network of open spaces should be protected and enhanced. Development should take account of natural constraints, particularly the risk of flooding, and should incorporate measures to mitigate and adapt to the impacts of climate change. The need for travel should be minimised through the integration of land use and transport.

Infrastructure:

Development should be located either where there is sufficient existing infrastructure capacity to support growth, or where this is already planned or will be provided in association with the development. This includes both public transport and utilities infrastructure as well as social infrastructure such as schools, health, community facilities, open space and leisure.

Regional and Local Links:

New development should seek to integrate with and provide benefits for existing communities, including those in neighbouring boroughs. Advantage should be taken of Barking and Dagenham's strategic sub-regional position at the heart of the Thames Gateway, with its associated opportunities such as new infrastructure and close proximity to the Olympics.

POLICY CC1 : Affordable Housing

The overall target for new affordable housing in Barking and Dagenham during the plan period is 50% of the total new dwellings provided. This target will be applied to all residential developments on sites capable of providing 10 units or more, unless exceptional circumstances can be demonstrated. There is a general presumption in favour of the affordable housing being delivered on-site.

It is accepted that delivering the 50% target on individual sites will be dependent on the economics of scheme development, including the availability of public subsidy. However, developers will be expected to adopt an open-book financial appraisal approach (e.g. by using a model such as the Three Dragons Affordable Housing toolkit) to demonstrate that providing a higher percentage is not feasible.

70% of the new affordable housing provided will be social rented, and 30% will be intermediate. Again these are borough-wide targets, but will be applied to all sites where affordable housing is being provided, wherever practicable and appropriate.

Reflecting these targets as a guide, the proportion and type of affordable housing required for each site proposed in the Site Specific Allocations Development Plan Document or the Barking Town Centre Area Action Plan will be specified in those documents. Proposals for development on non allocated sites will be considered against the Borough targets.

Any housing, including affordable housing, which is lost as part of estate regeneration schemes, should be replaced at existing or higher densities. Such schemes should, as a minimum, avoid any net loss of housing provision in general or of affordable housing provision, and should seek to maximize their contribution towards meeting the borough target.

POLICY CC2: Family Housing and Dwelling Size Mix

A range of accommodation types and sizes will be expected in all new developments, taking into account factors such as site suitability, identified local and regional housing needs, density, proximity to services and the need for play and informal recreation provisions (either integral to new development or within walking distance).

Major housing developments (10 units or more) will generally be expected to provide a minimum of 40% family accommodation, with the emphasis on the provision of three bedroom, four bedroom or larger units. This will apply to both affordable and market housing.

Not all sites will be suitable for family sized accommodation. For example in town centre locations where the size and form of the site is too tight and where there is no to children's play space. However, unless such circumstances can be demonstrated and cannot be resolved, developments comprised solely of one and/or two bedroom flats will therefore not be acceptable as these alone do not meet identified local or regional housing needs.

Policy BC4: Residential Conversions and Houses in Multiple Occupation

Subdivision of Family Homes

Proposals for the subdivision of existing homes to create smaller units (in the form of flats, bedsits or houses in multiple occupation) will be subject to the following consideration:

- The total number of flat conversions and houses in multiple occupation in any road (including unimplemented planning permissions) must not exceed 10% of the number of houses in the road (or block).
- No two adjacent properties should be converted (this does not apply to properties that are separated by a road);
- The proposal should not result in a significant loss of local character or amenity, for example as a result of increased traffic, noise or general disturbance.
- Regard must be had to the appropriate policies on design, transportation, and internal and external amenity space standards.
- Adequate space must be provided for the storage of refuse and recycling ready for collection.

The Council will resist the loss of homes with 4 or more bedrooms to flat conversions or houses in multiple occupation.

Conversions to Residential Use from Other Uses

Conversions from non-residential to residential uses are generally supported above ground floor shopping frontages, as this can help boost the supply of housing and increases the mix of uses, safety and vitality of shopping areas

Policy BP5: External Amenity Space

The Council will negotiate with developers of housing schemes to provide appropriate external private and or communal amenity space to meet the needs generated by the development.

This amenity space will normally be expected to meet the following minimum standards:

- 2 bedroom house 50 sqm
- 3 bedroom house 60 sqm
- 4+ bedroom house 75 sqm

- Rear gardens should have a minimum depth of 12 metres

- 1 bedroom flat 20 sqm
- 2+ bedroom flat 40 sqm

Amenity space should be:

- useable, functional and safe;
- easily accessible from living areas;
- oriented to receive sunlight;
- of a sufficient size to meet the needs of the likely number of occupiers

Where a site adjoins countryside or extensive parkland and the scheme is designed to benefit from the open aspect then there may be scope for a reduction in the provision of amenity space. In this instance, the Council may seek a contribution towards the improvement of an existing open space through a section 106 agreement.

Where developments in town centre locations and strategic regeneration sites are not able to provide external amenity space on site the applicant should demonstrate that suitable alternatives such as useable roof terraces, roof gardens and balconies have been considered and incorporated wherever possible. The qualitative standards set out above will still need to be met. Again in these instances, the Council may seek a contribution towards the improvement of an existing open space through a section 106 agreement.

Policy BP6: Internal Space Standards

The Council will seek to ensure that new dwellings (including converted flats) provide adequate internal space.

The following list sets out the minimum space standards for the aggregate of the cooking, eating and living areas (CEL areas):

	Number of Bed Spaces	CEL Minimum Floor Area (m²)
•	2 persons (bed space)	22
•	3 persons (bed space)	24
•	4 persons (bed space)	27
•	5 persons (bed space)	30
•	6 persons (bed space)	33
•	7 persons (bed space)	36

It is expected that each new dwelling will provide at least 1 double bedroom (2 bed spaces).

Cooking, eating and living (Kitchen / Dining / Living) areas exclude any utility area or space taken up on plan by staircases or hallways/corridors connecting these areas.

Aggregate bedroom areas should be no less than 7m² per single bedroom and 12m² per double/twin bedroom provided.

Each bedroom should have a minimum internal floor area of 6.5m² for a 1 person bedroom, and 10m² for a 2 person bedroom.

Policy CR 1: Climate Change and Environmental Management

To contribute towards global, national, regional and local sustainability, and in particular to address the causes and potential impacts of climate change, the Council will:

- Implement the Barking Town Centre Energy Action Area and 'lead by example' by seeking to achieve exemplar sustainability standards on its own developments in this area;
- Take measures to reduce the Council's own carbon footprint through energy and resource efficiency improvements to Council buildings and awareness raising initiatives such as the Green Champions scheme;

- Promote and enable sustainable transport (for the movement of both people and freight);
- Produce a Climate Change Strategy which will set out how the Council and its key partners will manage its own impact on climate change and undertake climate change adaptation measures;

The Council will also:

- Require all new development to meet high environmental building standards and encourage low and zero carbon developments;
- Manage flood risk so that people and property will not be placed at risk from flooding;
- Promote sustainable water demand and waste management;
- Protect water and air quality;
- Promote the remediation of contaminated land;
- Plan in harmony with landscape & biodiversity; and
- Ensure that mineral extraction in Barking and Dagenham does not have an unacceptable impact on the environment or human health.

Policy BR1: Energy and On-Site Renewables

All major and strategic development must demonstrate in an energy assessment that heating, cooling and power systems have been selected to minimise CO₂ emissions.

The energy assessments should demonstrate the following:

- that energy demand is minimised through passive design, appropriate use of thermal mass, external summer shading and vegetation on and adjacent to proposed developments;
- that heating and cooling elements have been designed to reflect the Mayor of London’s preference for the use of decentralised energy and
- the expected energy and carbon dioxide emissions savings resulting from a development’s energy strategy as well as its renewable energy component.

The following targets should be achieved on major and strategic development:

	Strategic Development	Major Development
Overall Carbon Reduction Target	44% improvement of Dwelling Emission Rate	25% improvement of Dwelling Emission Rate
On-site Renewables Target	20% saving in carbon emissions when comparing the building without its renewables component with the building incorporating the on-site renewables. The calculation should include all predicted carbon emissions including those arising from cooking and use	
On-site Renewables Target in Barking Riverside, Barking Town Centre and South Dagenham	10% saving in carbon emissions.	

In exceptional circumstances, where developers can prove that physical constraints prevent them from generating energy from renewable sources on-site so as to reach the targets, a financial contribution will be required.

Electric heating is not acceptable in new developments due to the high carbon emissions associated with this form of heating.

Barking Riverside, the Barking town centre energy action area and South Dagenham

The Council will expect all major developments that fall within the Barking town centre energy action area, Barking Riverside and South Dagenham to be compatible with the community heating network (i.e. by installing communal heating systems (including heating meters) to set specifications).

Major developments in Barking Town Centre Energy Action Area, Barking Riverside and South Dagenham are also expected to achieve a minimum of 10% reduction in carbon emissions through on-site electricity generating renewable energy. Solar hot water systems and heat pumps will not be appropriate in these areas as space heating and hot water will be provided by the community heating network.

Zero Carbon Developments:

The Council will encourage, where appropriate, the provision of zero carbon developments.

Policy CE3: Safeguarding and Release of Employment Land

The Council will safeguard, promote and manage the Strategic Employment Locations (SELs) at River Road Employment Area, Rippleside, and Dagenham Dock. Land within these locations will not be released for other purposes. The Council will also seek to safeguard designated Locally Significant Employment Sites for employment uses subject to the provisions set out below.

The partial release of sites within designated Locally Significant Employment Site will only be considered acceptable where it can be demonstrated that the remaining part of the designated site will be more intensively developed to ensure no net loss in employment provided. Redevelopment which satisfies this requirement and which would also provide for the needs of small and medium enterprises through the provision of affordable workspace would be particularly supported.

Proposals for the change of use or redevelopment of land and buildings which are in employment use but not specifically designated for employment purposes may be allowed. Where this is the case the potential of the site to provide vital community facilities should be given priority over residential-only proposals. In considering such proposals the following will be considered:

- Is the site located in a low public transport accessibility level (PTAL) area or where sustainable freight transport or travel to work would not be possible?
- Would the continued use of the land or buildings for employment purposes cause unreasonable disturbance to residential properties and would the proposed new use improve residential amenity?
- Is the land or building no longer needed for employment uses?

- Has the site been unused for employment uses for at least a year, despite having been properly marketed on reasonable terms?
- Is the current employment use (if one remains) moving to an alternative accessible and otherwise suitable site?

Proposals which would frustrate or prevent the continuing or future use of a safeguarded wharf will not be permitted. This applies whether the site of the proposed development is safeguarded or not.

POLICY CM 5: Town Centre Hierarchy

Support will be given to development and services that will help regenerate, maintain and enhance the vitality and viability of the following centres:

Major Centre

- Barking Town Centre

District Centres

- Chadwell Heath
- Dagenham Heathway
- Green Lane
- Barking Riverside (Future)

Neighbourhood Centres

- The Merry Fiddlers
- Broad Street
- Whalebone Lane South
- Oxbow Lane / Hunters Hall Road
- The Round House
- Gale Street, Becontree
- Robin Hood
- Faircross Parade
- Goresbrook Road / Chequers Parade
- Royal Parade / Church Street
- Martins Corner
- Andrews Corner
- Westbury
- Farr Avenue
- Eastbury
- Five Elms
- Marks Gate Shops
- Dagenham East (North)
- Dagenham East (South)
- Princess Parade, New Road
- Eastbrook
- Lodge Avenue
- Rush Green
- Reede Road
- Gascoigne
- Matapan

- The Triangle
- Movers Lane
- Althorne Way
- Tolworth Parade
- Stansgate Road
- Fanshawe Avenue
- Edgefield Court
- Gibbards Cottages, Upney Lane
- Barking Riverside (Future)

POLICY CC3: Social Infrastructure to meet Community Needs

To maintain and improve community wellbeing, support will be given to proposals and activities that protect, retain or enhance existing community facilities, or lead to the provision of additional community facilities.

The loss of community facilities will only be allowed in exceptional circumstances as set out in Borough Wide Development Policy BC4: Retention of Community Facilities.

Community facilities should be sustainable and accessible. For example they should:

- Be located where they can be accessed on foot, bicycle or public transport, rather than only by car;
- Be located in premises that comply with the access requirements of the Disability Discrimination Act 2005
- Where possible, be developed as part of mixed-use developments so that facilities are better linked to housing, jobs, shopping, leisure and other local services, in order to minimise travel distances;
- Where possible, be located in close proximity to the community that the facility will serve.

Where appropriate, the dual-use of premises for a range of community uses will be encouraged. Appropriate locations may include underused existing community facilities or vacant premises within retail parades in designated town centres, subject to the provisions of town centre retail policy.

Wherever possible, school buildings and facilities should be expanded to make them available for a range of community uses (e.g. provision for adult education, health care and sports facilities). The facilities at the Jo Richardson Community School provide a model of how this can be achieved.

Major new developments in Barking and Dagenham should provide or contribute towards any additional need for community facilities arising from them or which already exists in the locality. Such provision (either through on or off site provision or developer contributions towards funding) should be phased to ensure that the provision of additional community facilities can be provided at the same time as new developments become occupied.

Policy BR9: Sustainable Transport

Sustainable Transport for People

The Council is committed to reducing the need to travel and encourage healthy and sustainable transport initiatives and choices in the following ways:

- Supporting the retention of local shops, community services and facilities within walking distance of residential neighbourhoods, particularly where this supports the town centre hierarchy;
- Directing new development towards locations that are easily accessed by public transport, pedestrians and cyclists;
- Encouraging improved interchange facilities and north-south transport links (for example general improvements to the local bus network) and expecting proposals to demonstrate how new areas of development are linked to key facilities; and
- Seeking developer contributions for public transport improvements where this is necessary to serve the new development.

In accordance with policy 3C.2 of the London Plan, developers will be required to submit a transport statement together with a planning application where there are any identifiable transport impacts or a transport assessment and a travel plan where there are significant transport implications.

Proposals for new development or changes of use will be assessed subject to their potential impact on the surrounding transport and road network. Existing or planned transport capacity must be sufficient to allow for travel generated by a proposed development.

Impacts on the following will be considered when assessing new roads, alterations to existing roads and development proposals:

- Public transport;
- Pedestrian and cycling infrastructure;
- Road network capacity;
- Road safety;
- The natural environment;
- The economy and areas designated for regeneration; and
- Accessibility to amenities

The Council will encourage traffic management measures that facilitate vehicular movement whilst providing a safe, convenient, and pleasant environment for pedestrians and cyclists.

Sustainable Transport for Freight

Sustainable freight transport will also be supported. To encourage a modal shift in the transportation of freight from road to rail and water we will ensure sites and routes serving existing rail and water freight facilities and sites are not unnecessarily severed by new development or transport infrastructure, and safeguard the wharves set out in table 3 of appendix C) for freight transport purposes. As with all development, the sustainability benefits of individual proposals for sustainable freight transport facilities will be balanced with the Borough's regeneration plans and the need to protect amenity.

The wharves identified at *** will be safeguarded for freight related purposes. The redevelopment of any safeguarded wharf will only be accepted if it is no longer and could never be made viable for cargo-handling, as set out in the London Plan. Proposals which

would frustrate or prevent the continuing or future use of a safeguarded wharf will not be permitted.

Policy BR7: Allotments

Before permitting the redevelopment of any allotment sites in the borough, the Council will need to be satisfied that:

- the allotment is surplus to requirements of the community;
- any displaced plot holders have been given high quality alternative sites;
- the relevant allotment association and any existing plot holders have been consulted and their views have been taken into account; and
- alternative recreational uses have been considered, especially where the site is in an area of local open space deficiency.

When assessing whether or not an allotment site is surplus to requirements the following will be considered:

- the number of people on the waiting list for allotments in the borough;
- whether or not the allotments site has been actively promoted;
- whether the allotment site is in need of qualitative improvements and thereby deterring potential allotment holders; and
- future demand for the allotment site including that which may arise from new developments.

Where an application for redevelopment relates to a statutory allotment site, these issues will be dealt with by the Government Office for London, and the National Society of Allotment and Leisure Gardeners will be consulted

The forthcoming Site Specific Allocations DPD will review all allotments in the borough in light of these considerations and will confirm whether any should be reallocated for development, and, if so, what type of development they will be used for. Preference will be given to the provision of community uses. All allotments that are found to be worthy of retention will be allocated as local open space, protected from development, and actively promoted.

Other Information in the Core Strategy and Borough Wide Development Policies

It is important to remember that Appendix 1 only includes selected extracts from the submission Core Strategy and Borough Wide Development Policy documents. Between them the two documents also include the following:

- A foreword from the Leader of the Council
- Introductory and background information on the development planning system
- A spatial portrait of the borough setting out key fact, opportunities and challenges
- An overall vision for the borough and a set of strategic objectives
- A monitoring and implementation framework setting out what partnerships, mechanisms, projects etc are already in place to implement the policies in the two documents, and how their success will be measured;

- A glossary of terms
- A key diagram to illustrate the overall spatial strategy for the Borough
- A proposals map setting out geographical locations where specific policies will apply

The two documents are accompanied by other supporting information which will help people respond to the consultation and which will also be used the independent inspector to help assess whether out plans are 'sound'. These include:

- A Plain English summary consultation document
- A Consultation report showing comments raised during previous consultation and how they have informed the final submission documents
- A Sustainability Appraisal of the Core Strategy
- A Sustainability Appraisal of the Borough Wide Development Policies
- A non-technical summary of the Sustainability Appraisal findings

Copies of all the above documents will be made available in Members rooms at least 1 week before the meeting.

THE EXECUTIVE

20 MAY 2008

REPORT OF THE CORPORATE DIRECTOR FOR REGENERATION

<p>Title: Local Development Framework: Barking Town Centre Area Action Plan Preferred Options</p>	<p>For Decision</p>
<p>Summary: As one element of its Local Development Framework (LDF), the Council is producing an Area Action Plan for Barking Town Centre. This is being done in partnership with the London Thames Gateway Development Corporation (LTGDC).</p> <p>As with all LDF documents, the Council is required to produce a Preferred Options Report and undertake stakeholder and community consultation on it. The report, as its name suggests, sets out what the Council regards as its preferred policies and proposals for the area.</p> <p>This report sets the context for the Preferred Options Report and seeks approval for it to be the subject of consultation. The non-technical summary of the Preferred Options Report draft Preferred Options Report is attached at Appendix A.</p> <p>Officers will also be undertaking a Sustainability Appraisal of the Preferred Options and in accordance with government guidance and regulations will be undertaking continuous consultation with interested parties (including three statutory consultation bodies Natural England, The Countryside Agency and the Environment Agency) on a draft Sustainability Report.</p> <p>Copies of the full Preferred Options Report will be placed in the Members' Room at least a week in advance of the meeting.</p> <p>Wards Affected: Abbey and Gascoigne Wards are directly affected but to the extent that Barking Town Centre serves the whole borough, there may be implications for all wards.</p>	
<p>Recommendation(s) The Executive is asked to:</p> <ul style="list-style-type: none"> (i) Approve the Preferred Options Report for Barking Town Centre Area Action Plan prior to the statutory six weeks of public consultation, in accordance with the Council's adopted Statement of Community Involvement and the Town & Country Planning (Local Development) (England) Regulations 2004; (ii) Authorise the Corporate Director of Regeneration to make any non-material changes that may be necessary to the Preferred Options Report; and (iii) Authorise the Corporate Director of Regeneration to approve the non-technical summary, the response form and the Sustainability Appraisal for consultation alongside the Preferred Options Report. 	
<p>Reason(s) To assist the Council in achieving all its Community Priorities, meet the statutory requirements involved in the production of the Barking Town Centre Area Action Plan as part of the Council's Local Development Framework and allow the Council to progress</p>	

towards successfully adopting and implementing the Plan in line with the milestones set out in the Council's approved Local Development Scheme.

Implications:

Financial:

The Area Action Plan is a joint piece of work between LBBD and the London Thames Gateway Development Corporation. In this instance, the costs of printing and consultation will be met by the London Thames Gateway Development Corporation. As they also fund the salaries of those undertaking the consultation, there are no financial implications for the Borough.

Legal:

The Planning & Compulsory Purchase Act 2004 requires the Council to involve the community and its stakeholders in relation to the preparation of documents which are being prepared as part of the LDF. The Preferred Options Reports for Barking Town Centre Area Action Plan and the accompanying Sustainability Appraisal reports form the basis for the community involvement which is required under regulation 26 of the Town and Country Planning (Local Development) (England) Regulations 2004 and the Council's adopted Statement of Community Involvement (SCI).

Risk Management:

Because the production of the Preferred Options Report and the undertaking of consultation meet the Council's statutory obligations, there are no risks involved in taking the decisions set out in the Recommendations.

On the contrary, there would be very significant risk in not taking these courses of action as it would almost certainly be the case that the Plan would be adjudged not to be "sound" by a planning inspector when it is subject to an independent examination in public. Such a judgement would mean that the resources used in developing the Plan would have been largely wasted.

Social Inclusion and Diversity:

The Race Relations (Amendment) Act 2000 places a requirement on local authorities to make an assessment of the impact of new and revised policies in terms of equality. Existing policies have already been subjected to impact assessments. This Authority has adopted an approach of extending the impact to cover gender, disability, sexuality, faith, age and community cohesion.

As the Preferred Options Report will not, of itself, mean the implementation of new or revised policies, there are no specific and immediate implications for social inclusion and diversity. However it does set the Council on a path towards implementing certain policies and, accordingly, they have been assessed against the social exclusion objective of the Sustainability Appraisal Framework developed in the March 2007 Scoping Report. The Sustainability Appraisal process will ensure that policies and proposals of the Plan are developed having regard to any differential impacts on sections of the population, their potential impacts on community cohesion and their scope to reduce social exclusion.

The consultation methodology, which is in line with the adopted LDF Statement of Community Involvement (SCI), is designed to be inclusive by placing the documents in a wide range of locations accessible to all sections of the community and making them available in a wide range of formats and ethnic minority languages.

The list of techniques that the SCI provides is a minimum and we will employ more innovative techniques which are particularly relevant to this specific consultation where they will improve consultation and engagement.

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 places a responsibility on local authorities to consider the crime and disorder implications of any proposals. Although the Area Action Plan will rely on the headline policies of the LDF Core Strategy in respect of crime, it does bring forward locally specific proposals such as for Barking Station and for the nature of any expanded evening economy.

Crime is one of the elements covered by the Sustainability Appraisal Scoping Report. The Sustainability Appraisal process will ensure that all policies and proposals in the Barking Town Centre Area Action Plan are assessed against the aim of preventing or reducing crime and disorder.

A Planning Advice Note on Crime Prevention through Environmental Design has also been produced which applies to the whole of the Borough.

Options Appraisal:

As the decision to prepare the Area Action Plan has already been taken and as the Preferred Options Report document and consultation on it are statutorily required, there is no real option to the proposed course of action.

<p>Contact Officer: Mike Robinson</p>	<p>Title: Principal Planner</p>	<p>Contact Details: Tel: 020 8227 3947 Fax: 020 8227 E-mail: michael.robinson@lbbd.gov.uk</p>
--	--	--

1. Introduction and Background

- 1.1 In common with other Local Authorities, Barking and Dagenham is producing a Local Development Framework. The Framework, which will replace the adopted Unitary Development Plan, will guide the future development of the Borough over the next 10-15 years.
- 1.2 The Council has already agreed that one element of its Local Development Framework will be an Area Action Plan for Barking Town Centre.
- 1.3 The Area Action Plan production has included examining synergies and potential gaps in and between the various strategies and master plans for parts of the Plan area which have already been or are in the course of being produced. From this the AAP is creating one comprehensive spatial Plan for the area which will deliver growth and stimulate economic, environmental and social regeneration in line with the priorities of the Community Strategy.
- 1.4 The Plan will give statutory force to policies and proposals from the above strategies and master plans and to the Town Centre Interim Planning Guidance of 2004. This will provide greater likelihood of success in any planning appeals and any Compulsory Purchase Orders that may prove necessary.

- 1.5 It will also provide a context for investment decisions in the Plan area not only by developers but also by the Council, Government, Transport for London and London Thames Gateway Development Corporation. The plan will also give enhanced backing for external funding applications and the securing of private sector contributions through the Section 106 process.

2. Current Position and Proposed Way Forward

- 2.1 In June 2007, Executive approved the Barking Town Centre Area Action Plan Issues and Options Report which was the subject of stakeholder and community consultation during July and August 2007. The Issues and Options Report set out what the Council regarded as the main planning issues within the Action Plan area and a range of options for tackling them.
- 2.2 An Initial Sustainability Appraisal which involved testing the various options against a sustainability appraisal framework was also produced and was also the subject of consultation.
- 2.3 The Initial Sustainability Appraisal and the results of consultation on both it and the Issues & Options Report itself have been used to inform the development of the Preferred Options Report. A separate report detailing the consultation on the Issues & Options Report, summarising the responses received and indicating how the Council has taken account of them in the production of the Preferred Options Report has been produced and will be placed on the Council's web site.
- 2.4 The Council now needs to undertake consultation on the Preferred Options Report and an accompanying Sustainability Appraisal. Accordingly, Executive is asked to approve the draft Preferred Options Report as a basis for this consultation with stakeholders and the public.
- 2.5 Following the consultation, the comments received will be analysed and this will enable the Council to further refine the options and the draft policy statements in the Preferred Options Report. The Council will then produce the Submission version of the Plan and this again will need to be accompanied by a Sustainability Appraisal. The Submission version is likely to be brought to Executive early in 2009.
- 2.6 The Submission version should be what the Council regards as the final version of the Plan but it needs to be the subject of further public consultation and submission to the Secretary of State. The Secretary of State will then appoint an independent Inspector to examine the Plan and any objections to it before making recommendations which are binding on the Council.

Proposed Methods of Consultation on the Preferred Options Report

- 2.7 Consultation with the statutory consultees identified in accordance with the Government's Planning Policy Statement 12 will be undertaken for a period of 6 weeks and the remainder of the more local consultation will be undertaken in line with the Council's Statement of Community Involvement. The full list of statutory consultees is given at Appendix B to this report whilst the list of other groups which will be consulted is given as Appendix C.

2.8 In order to gain the views of our community and stakeholders (and in accordance with the Council's Statement of Community Involvement) the Preferred Options Report, a non-technical summary and a response form will be made available in the following ways:

- Copies of the full Preferred Options Report will be available for inspection at all libraries in the Borough and at the Town Hall, Barking, and Civic Centre, Dagenham, during office hours.
- Copies of the non-technical summary and response form will be available to view or to take away at all libraries in the Borough including the Barking Learning Centre, the Aid & Advice shop on the Gascoigne Estate, the Community Housing Partnership Office in Ripple Road, the Town Hall, Barking, the Civic Centre, Dagenham and the proposed exhibitions in the Vicarage Field Shopping Centre and the Barking Learning Centre.
- Copies of the non-technical summary and response form will be mailed to all groups and individuals on the LDF Consultation Database
- Copies of all documents will be put on the LBBD website
- Documents will be made available (on request) in the following formats:
 - a. Braille
 - b. Text phone
 - c. Spoken word
 - d. Large print
- Appropriate interpretation services will be provided

2.9 It is again intended to mount exhibitions within the Vicarage Field Shopping Centre and the Barking Learning Centre- which will at times be attended by staff and which is designed to attract comments and questions from passers-by. This should also help to attract respondents who may otherwise not have the chance to become involved (e.g. people who are not on the LDF database).

2.10 It is also intended to offer presentations and discussion sessions to the Abbey and Gascoigne Neighbourhood Partnership meetings and other relevant local community or voluntary groups, and to offer these services to other groups, in line with the SCI. A list of the Groups who will be offered discussion sessions is set out in Appendix D to the report. This will enable the representatives attending these sessions to help disseminate the information amongst their communities.

3. The Preferred Options

3.1 The full Preferred Options Report is given as Appendix 1 to this report. However in order to assist Members' consideration, the preferred options and the draft policy statements derived from them are summarised below:

Issue BTC1:	Encourage extra shops so as to maintain Barking as a major Town Centre
Issue BTC 2:	Make minor adjustments to the secondary shopping frontages in Ripple Road
Issue BTC 3a:	Do not allow a new superstore out of the town centre but propose a large food/non food store at London Road/ North Street.

- Issue BTC3b: Use the Abbey Retail Park site for new homes and a new primary school and be prepared to allow some shopping as part of a scheme
- Issue BTC 4: Extend office space at the Town Hall and encourage non-speculative office development in the Town Centre particularly in sites such as Barking Station.
- Issue BTC 5: Encourage Hotel Development in the Town Centre possibly in the area around Barking Station, and allow expansion of existing hotel complex facing the A406
- Issue BTC 6: Relocate the Station Parade and Ripple Road market stalls lost to East London Transit in a new market square off East Street.
- Issue BTC 7: Encourage evening economy uses around the station, the Broadway Theatre and Town Quay/River Roding area but limit the numbers of bars and late night entertainment venues.
- Issue BTC 8: Allow part of the Fresh Wharf Estate to be lost to industrial use and developed for mixed use including housing, develop the Abbey Road site around Malt House for creative and cultural uses and site the Barking Business Centre within the Lintons
- Issue BTC 9: Create a better public transport interchange at Barking Station, support East London Transit and apply a range of policies to encourage the use of public transport, cycling and walking and to reduce reliance on the private car. In order to better integrate the Town Centre, Abbey Green, the River Roding and the areas of major change alongside it and create a high quality green environment, seek, in long term, to close Abbey Road and, in the short term, to downgrade its traffic function by making it a Home Zone.
- Issue BTC 10: Provide for a modest 10% increase in off- street car parking to some 1,650 spaces, build a new multi storey at Axe Street, reduce the number of long stay parkers in the London Road car park and introduce electronic signage showing the location of vacant car parking spaces.
- Issue BTC 11: Provide for a minimum of 6,200 additional homes (in line with current capacity estimates)
- Issue BTC 12: Aim for 30% of new homes to have three or four bedrooms so that there a mix of housing types that includes both smaller homes for single people and couples as well as homes for families
- Issue BTC 13: Aim for 50% of the additional homes to be affordable and, of these, 60% to be for social renting from the Council or a Housing Association
- Issue BTC 14: Encourage commercial leisure uses around the station, the Broadway Theatre and Town Quay and promote Barking as a tourist/visitor destination.
- Issue BTC 15: Provide new primary schools on the Gascoigne Estate and on part of a redeveloped Abbey Retail Park and support the provision of training facilities for young people, more community/religious meeting spaces and a new police shop in the Town Centre.
- Issue BTC 16: Only allow particularly tall buildings (15+ storeys) around Barking Station and in the Lintons development but be prepared to allow appropriately designed and located buildings

- of 6-14 storeys at London Road/North Street, Town Quay, the Fresh Wharf Estate, the Gascoigne Estate, the Abbey Retail Park and the Tesco site at the A406/London Road junction
- Issue BTC 17: Achieve high quality public realm improvements by consistently applying the Barking Code, involving artists in design teams and seeking to include public art and seeking further tree planting
- Issue BTC 18: As well as meeting our statutory conservation duties, also protect important local buildings and improve the Conservation Areas.
- Issue BTC 19: Improve the quality of existing parks & open spaces, protect and enhance the informal open space role of the banks of the River Roding and encourage provision of more parks including within the Gascoigne Estate and in areas of deficiency
- Issue BTC 20: Make significant improvements to Abbey Green
- Issue BTC 21: Apply the LDF Core Strategy Policy (i.e. protect nature but, in exceptional circumstances, take a more flexible approach)
- Issue BTC 22: Apply the LDF Borough wide Development Policies (i.e. make sure new developments reduce carbon emissions by 32% achieving 10% of this from things such as solar panels and wind turbines and a further 22% from linking to a district heating scheme)
- Issue BTC 23: Require higher Sustainable Design and Construction standards than elsewhere in the Borough to take into account that the town centre is an energy action area where we are supposed to achieve high performance.
- Issue BTC 24: Apply the LDF Core Strategy Policy on Section 106 Agreements but seek contributions for local priorities

3.2 In addition the Preferred Options Report makes a number of specific site allocations as summarised below:

Site 1: London Road/North Street

- Some 520 new homes
- A large food/non food type store together with a number of individual shops.
- Cafe
- Further Education facilities, probably an “Advanced Skills Centre and associated Studio School ” for the 14-19 age group
- Underground Town Centre car parking of up to 500 spaces
- New market square for stalls relocated because of East London Transit.

Site 2: Fresh Wharf Estate (part)

- Some 1150 new homes
- Shops, restaurants, cafes, takeaways and bars
- Business/office uses
- Assembly and leisure uses

Site 3: Barking Station area

- improved transport interchange,
- Shops, restaurants, cafes, takeaways and bars
- Office and other commercial uses

- Hotel
- Some 200 new homes.

Site 4: The Lintons.

- Some 560 new homes with a net gain after demolition of some 300
- Community facilities
- Barking Business Centre
- 250 Car Parking spaces

Site 5: Axe Street

- Commercial and leisure uses such as a cinema
- Multi-storey Town Centre car park of at least 250 spaces
- New homes
- Further education facilities such as Barking College's Digital Media Department

Site 6: The Gascoigne Estate

- Remodelling of the east side of the Estate to provide 2,800 new homes (1,150 additional homes taking demolition into account).
- New Primary school

Site 7: The Abbey Retail Park

- Some 450 new homes
- A new Primary School
- An element of commercial floor space.

Site 8: London Road/A406 junction.

- Some 300 new homes

Site 9 Abbey Green.

- Enhanced open space and improved visitor and heritage interpretation facilities
- Improved link between the Town Centre and Town Quay and the waterfront.

Site 10 The Cultural/Creative Industries Quarter

- Workshops and studios
- Cultural and creative activities such as a museum, art gallery, exhibition hall or non residential education and training centre
- Restaurants, pubs, snack bars, cafes and wine bars.
- Some 400 new homes

Site 11 Town Quay

- Ground floor uses such as restaurants, snack bars, cafes and wine bars
- Some 70 new homes

Site 12 Vicarage Field

- Additional shops
- 150 new homes
- Additional car parking

3.3 The preferred Options Report also identifies a number of other sites which the AAP will propose be developed/redeveloped for housing. These are listed below:

• Cambridge Road	• Working Men's Club
• Tanner Street Triangle	• Loxford Road
• Bamford Road	• Victoria Road

4 Consultees

4.1 The following were consulted in the preparation of this report and are happy with it as it stands:

Councillors

Local Development Steering Group

Councillor Fairbrass
 Councillor Kallar
 Councillor Little
 Councillor Jamu
 Councillor Denyer

Ward Councillors for Abbey and Gascoigne Wards:

Councillor Mrs J Alexander
 Councillor Bramley
 Councillor Fani
 Councillor Mrs K J Flint
 Councillor McKenzie
 Councillor Mrs V M Rush

Resources Department

Muhammad Saleem Divisional Director and Monitoring Officer - Legal Services
 Alex Anderson, Group Manager - Regeneration and Customer Services Finance
 Sally Penessa (Policy and Partnerships Group Manager);
 Sandra Rodney (Corporate Equalities Manager);
 Guy Swindle (Head of Special Projects)

Children's Services Department

Roger Luxton (Corporate Director);
 Christine Pryor (Head of Shared Services and Engagement);
 Michael Freeman (Education Officer)

Customer Services Department

David Woods (Corporate Director)
 Darren Henaghan (Head of Environmental and Enforcement Services);

Adult and Community Services Department

Anne Bristow (Corporate Director);
 Philip Baldwin (Regeneration Manager);
 Heather Wills (Head of Community Services and Libraries);

Glynis Rogers (Head of Community Safety and Preventative Services)
Jeff Elsom (Group Manager Community Safety)

Regeneration Department

Ken Baikie (Area Regeneration Group Manager);
David Higham (Strategic Transportation Group Manager);
Tim Lewis (Development Control Group Manager);
Ken Jones (Head of Housing Strategy);
Simon Farrow (Parks and Leisure Group Manager);
David Theakston (Parks and Leisure Development Manager)
Tracey McNulty (Arts Programme and Development Group Manager);
Michelle May (Skills, Learning and Enterprise Group Manager);
Stephen Knell (Access Officer);
Jim Mack (Head of Asset Strategy and Capital Delivery);
Jennifer Dearing (Corporate Director);
Gary Ellison (Engineering Manager);
Allan Aubrey (Head of Leisure, Arts and Olympics);
Gordon Glenday (Spatial Planning and Environmental Sustainability Group Manager);
Jeremy Grint (Head of Spatial Regeneration)

External Organisations

Thames Gateway London Development Corporation
Government Office for London
Greater London Authority

Background Papers Used in the Preparation of the Report:

- The Barking Town Centre Sustainability Appraisal Scoping Report (March 2007)
- The Barking Town Centre Area Action Plan Issues & Options Report (July 2007)
- Initial Sustainability Appraisal of The Barking Town Centre Area Action Plan Issues & Options Report (July 2007)
- Consultation Statement for The Barking Town Centre Area Action Plan Issues & Options Report (December 2007)
- Planning and Compulsory Purchase Act 2004
- London Borough of Barking and Dagenham Local Development Scheme
- London Borough of Barking and Dagenham Local Development Framework Issues Papers
- Sustainability Appraisal Scoping Report of the London Borough of Barking and Dagenham Local Development Framework and documents listed in Section 6 of it
- London Borough of Barking and Dagenham adopted Statement of Community Involvement
- London Borough of Barking and Dagenham Unitary Development Plan (Adopted 1995)
- The London Plan - Spatial Development Strategy for Greater London 2004 (Greater London Authority)
- London Borough of Barking and Dagenham Community Strategy
- Barking Town Centre Housing Strategy
- Barking Framework Plan 2003

- Draft London Borough of Barking and Dagenham Local Implementation Plan (LIP) (2006)
- East London Transit Consultation Pamphlet
- Barking Town Centre Interim Planning Guidance (2004)
- Barking Town Centre Movement Strategy and Baseline Report
- Urban Design Principles for Barking Town Centre
- Breaking Down the Barriers – improving walking routes to and from Barking Town centre
- Barking Town Centre Energy Action Area Implementation Plan
- The Barking Code 2004
- LBBB LDF Core Strategy Preferred Options Report 2006
- LBBB LDF Borough wide Development Policies Preferred Options Report 2006
- Draft Alterations to the London Plan
- Planning Advice Note 3: Refuse and recycling in New and Refurbished Residential Developments
- Planning Advice Note 5: Sustainable Design and Construction
- LBBB 2005 Housing needs survey
- The LBBB Parks and Green Spaces Strategy 2003
- LBBB Education Planning Research Study June 2005,
- CB Richard Ellis Retail & Leisure Capacity Study 2004
- Futures – the LBB&D Corporate Plan 2006/07
- Draft Regeneration & Physical Development Framework for London Riverside 2006
- Low Carbon Options Study for Barking Town Centre Energy Action Area September 2005
- Draft Character Appraisal for the Barking Abbey and Town Centre Conservation Area
- Draft Roding Valley/ Abbey Riverside Conservation Area Character Appraisal
- LBBB Social Infrastructure Framework (SIF) Report 2006
- BA Dissertation on Fear of Crime at Barking Station by Canan Evircan

This page is intentionally left blank

THE EXECUTIVE

20 MAY 2008

REPORT OF THE CORPORATE DIRECTOR OF REGENERATION

<p>Title: : Local Development Framework: Site Specific Allocations Development Plan Document: Issues and Options Paper</p>	<p>For Decision</p>
<p>Summary: The Site Specific Allocations Development Plan Document (DPD) forms part of the Council's Local Development Framework, and will help deliver the relevant elements of the borough's Community Strategy.</p> <p>The purpose of the Site Specific Allocations DPD will be to identify potential development sites which will meet the sustainable development requirements of the borough. It will also identify sites which are to be safeguarded from development. This report puts forward for public discussion an indicative list of sites considered for inclusion in the Site Specific Allocations DPD.</p> <p>Once the Site Specific Allocations DPD has been adopted, planning applications on these sites will be considered in light of the allocations made in it.</p> <p>The following appendices are attached to this report:</p> <p>Appendix 1 – Issues & Options paper Appendix 2 – Schedule of Sites including open spaces to be protected, and retail frontages to be reviewed Appendix 3 – Site maps for proposed development sites Appendix 4 – Site maps for open spaces, sites of importance for nature conservation and allotments Appendix 5 – Maps of district and neighbourhood centres where frontages are to be reviewed.</p> <p>Maps are at this point not provided. Maps will be available at the Executive and will be placed in the Members' Rooms one week prior to the meeting.</p> <p>Wards Affected: All wards except for Abbey and Gascoigne</p>	
<p>Recommendation(s) The Executive is asked to:</p> <ul style="list-style-type: none"> (i) Approve the Site Specific Allocations Development Plan Document Issues and Options paper for consultation; and (ii) Delegate authority to the Corporate Director of Regeneration to make any appropriate and necessary non-material changes. 	
<p>Reason(s) To assist the Council in achieving all its Community Priorities and progress to formal public consultation.</p>	

Implications:

Financial:

The costs of developing, publishing and consulting on the Site Specific Allocations DPD Issues and Options paper will be met from within the existing budgets of the Spatial Regeneration Division.

The Issues and Options Paper is a draft document only and as such has no immediate financial implications other than the costs of printing and consultation.

However it will be the role of the Site Specific Allocations DPD to identify individual sites for specific land uses and this could have financial implications for the Council as it will include sites being sold off as part of the Council's Land Disposals Programme. The Site Specific Allocations DPD will also identify sites to be protected from development (for example this could include allotment land) and this may also have financial implications on the Council's Land Disposals Programme. Specific financial implications will not be known until this 'Issues and Options' consultation has been undertaken and preferred options have been identified.

Legal:

The Site Specific Allocations DPD is being prepared as part of the Council's emerging Local Development Framework (LDF).

The Planning and Compulsory Purchase Act 2004 requires local authorities to replace the existing Unitary Development Plan (UDP) with the LDF. The LDF is made up of a portfolio of local DPDs, which must include site allocations which are consistent with government policy and in general conformity with the London Plan.

The Site Specific Allocations DPD is influenced by and has regard to the relevant regulations, policies, plans and programmes at national, regional and local levels.

The Site Specific Allocations DPD will be subject to sustainability appraisal, as required by Section 5a and 5b of the Planning and Compulsory Purchase Act, the Environmental Assessment of Plans and Programmes Regulations 2004 and incorporating the requirements of EU Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (commonly referred to as the Strategic Environmental [SEA] Directive).

Risk Management:

Failure to consult the public effectively on the Issues and Options for the Site Specific Allocations DPD would risk alienating the local community from the Council's regeneration objectives. It would also be out of line with government policy on the preparation of DPDs as set out in Planning Policy Statement 12: Local Development Frameworks. It is also likely to result in organisations such as the Planning Inspectorate, GLA and GOL objecting to other parts of our Local Development Framework, particularly the Core Strategy which is shortly to be submitted to Government.

The Council's regeneration agenda includes provision of some 25,000 new homes, new jobs, schools and health facilities in the Borough. The Site Specific Allocations DPD will ensure that we have the sites available to deliver this housing, together with the transport, social and open space infrastructure that is an essential component of housing delivery.

Social Inclusion and Diversity:

The consultation on the Issues and Options paper for the Site Specific Allocations DPD will be undertaken in accordance with the Council's adopted Statement of Community Involvement. Consultation will be targeted at a range of groups to ensure that policies can be prepared which reflect a wide range of equalities considerations in relation to ethnicity, gender, disability, sexuality, faith, age and community cohesion. To this end we will carry out community involvement activities to target:

- The wider community
- Local voluntary and community groups
- Statutory consultees
- Members
- Businesses and Business Groups
- Under represented groups
- Barking & Dagenham Partnership

The DPD itself will help with community cohesion as it will help ensure the delivery of affordable housing, the delivery of additional housing in suitable locations, the delivery of the public transport and social infrastructure that is necessary to serve the growing and changing population of the borough. An Equality Impact Assessment (EQIA) has been carried out already on the LDF in its broader context. It may be appropriate to undertake further EQIA work in relation to specific sites. Where appropriate, this will be done once 'Issues and Options' consultation has been undertaken and will help inform the development of identifying preferred options.

The DPD will also be subject to Sustainability Appraisal. The impacts of the proposed site allocations will be appraised against a variety of objectives relating to social inclusion and diversity as part of this.

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 places a responsibility on local authorities to consider the crime and disorder implications of any proposals. At this early stage of preparation we are only putting forward an indicative list of the types of sites which may be included in the Site Specific Allocations DPD. Any crime and disorder implications of each site allocation will be considered as part of the sustainability appraisal of the DPD. This will be done following consultation on the Issues and Options paper when all the options and alternatives for site allocations will be assessed against a set of sustainability objectives. These are identified in the Part 1 and Part 2 Sustainability Appraisal Scoping Reports to the Specific Site Allocations DPD.

At the next round of consultation, we will be setting out the Council's preferred options for site allocations. Detailed information on each site allocation will be provided including any crime and disorder implications.

Options Appraisal:

The purpose of the Issues and Options paper is to present for public consultation the types of sites which could be included in the Site Specific Allocations DPD. Where appropriate we have also indicated the land use types which the Council is likely to find acceptable on each site. As part of the consultation we are inviting consultees to comment on the indicative list of sites, to propose additional sites which we may have missed and to propose alternative land uses. Following the consultation, we will start the process of

appraising the merits of each site allocation option, taking into account the results of the consultation.

At the next round of public consultation, the preferred options stage, we will set out the Council's preferred options on site allocations, together with all the alternative options considered.

Contact Officer: Jeremy Grint	Title: Head of Spatial Regeneration	Contact Details: Tel: 020 8227 2443 Fax: 020 8227 5326 E-mail: Jeremy.grint@lbbd.gov.uk
Contact Officer: Tammy Adams	Title: Planning Policy and Strategy Team Leader	Contact Details: 020 8724 8097 E-mail: tammy.adams@lbbd.gov.uk

1. Introduction – What is the Site Specific Allocations DPD?

- 1.1 Government policy states that LDFs must include site specific allocations of land and that the identification of such sites must be founded on robust and credible assessment of the suitability, availability and accessibility of land for particular uses or mix of uses (ODPM, 2004).
- 1.2 Site specific allocations should not however form part of the Core Strategy. This is to allow authorities to update their policies on site specific allocations without needing to update the entire plan.
- 1.3 The Site Specific Allocations DPD will not include sites within Barking Town Centre as these are covered by the Barking Town Centre Area Action Plan (BTC AAP). The BTC AAP is currently at preferred options stage and it is being consulted on separately.
- 1.4 The Council's Site Specific Allocations DPD must be in conformity with its Core Strategy. The Core Strategy which has been prepared already and is due to be submitted to Government in June 2008 sets out the key elements of the planning framework for the borough. As well as comprising a spatial vision and strategic objectives, it sets out broad locations for delivering the housing and other strategic development needs such as employment and retail. These broad locations include the borough's key regeneration sites for the delivery of housing and mixed use development, strategic and local employment land for the delivery of employment opportunities and a hierarchy of town centres for the purposes of sustaining and enhancing the vitality and viability of the borough's retail offer. The Core Strategy does not however identify individual sites.
- 1.5 It will be the role of the Site Specific Allocations DPD to identify individual sites for specific land uses. This would include sites being sold off as part of the Council's Land Disposals Programme. It will also provide detail on each site including the exact size of a development site; its accessibility to key transport routes including public transport; its level of flood risk as determined by the borough's Strategic Flood Risk Assessment; the number of jobs anticipated in the case of employment land and the number of houses anticipated in the case of housing land.

- 1.6 The Site Specific Allocations DPD will also review the extent of the primary and secondary retail frontages of all the town centres (with the exception of Barking Town Centre) as identified in the LDF Core Strategy.
- 1.7 As well as identifying sites for certain types of the development, it will be the role of the Site Specific Allocations DPD to identify areas of land which will be protected from certain types of development. For example, the Specific Allocations DPD will identify which of the borough's allotment sites are to be retained as allotment use. The Site Specific Allocations DPD will also identify important areas of local open space and award them an appropriate level of designation in relation to the strategic open space hierarchy as identified in the London Plan.
- 1.8 The Site Specific Allocations will have close ties with the emerging Community Benefits Supplementary Planning Document. The Council currently enters into legal agreements with developers when planning permissions are granted on schemes which will have impacts (increases in child population levels, traffic impacts etc.) on the community. The Council is currently reviewing the methodology it adopts when securing community benefits and is looking to introduce a standard tariff system. The Community Benefits Supplementary Planning Document will set out how the Council proposes to apply such a standard tariff and also how existing community needs will be prioritised for receipt of such benefits.

2 The Process of Producing the Site Specific Allocations DPD

- 2.1 In 2005, the Council consulted the public on a series of nine Issues and Options Papers for the LDF, including a short paper on site allocations.
- 2.2 Due to the time elapsed since the first round of consultation in 2005 and due to the need for our stakeholders (our residents, landowners and developer community) to be given an early opportunity to consider the site allocations in more detail, we have produced this Issues and Options paper which provides an initial long list of sites.
- 2.3 The indicative list of sites included in the Issues and Options paper represents what we are aware of in terms of the needs of local people and the aspirations of the developer and landowning community.
- 2.4 As part of the consultation on the Issues and Options paper, we will be holding discussions with developers, landowners, local people and other stakeholders and they will be given an opportunity to put forward additional sites, suggest other uses for sites already identified and raise other local needs that may have land or building requirements.
- 2.5 The process for producing the Site Specific Allocations from this point onwards is set out below:

Producing the Site Specific Allocations	
Timescale	
16 June – 28 July 2008	Consult developers, landowners and the community on the Site Specific Allocations DPD Issues and Options Paper
July – December 2008	Assess all site specific proposals (using Sustainability Appraisal) including those put forward during consultation. Produce the preferred the Council's preferred options and seek approval of the Executive.
January – February 2009	Consult on the Preferred Options Document
March – Summer 2009	Prepare the submission document setting out: <ul style="list-style-type: none"> - How each allocation is linked to the LDF proposals map - How any Supplementary Planning Documents will apply (e.g. SPD on S106 agreements) - Any specific criteria for development including any required phasing of the development, affordable housing requirements or on-site renewables targets - Produce a consultation report setting out who we have involved and how their comments have informed the development of the preferred options.
September 2009	Submit Site Specific Allocations DPD to government. The DPD to be subject to independent examination. Examination in Public (EiP) to be held in 2010
December 2010	If found sound, adopt the Site Specific Allocations DPD
Ongoing	Keep the Site Specific Allocations DPD up to date in light of: <ul style="list-style-type: none"> - Changes in national, regional or local policy - Completion of specific developments - Information from the annual monitoring report in particular in relation to our housing completions

3 The Content of the Site Specific Allocations Development Plan Document Report Detail

3.1 The Issues and Options Paper can be divided into three parts. The first focuses on the need to identify sites in the borough for new development; the second focuses on the need to identify open spaces, sites of importance for nature conservation and allotments sites which are to be protected from development and the third focuses on retail frontages which are to be reviewed.

3.2 The Issues and Options paper will be accompanied by four appendices.

- a schedule of site maps, including open spaces to be protected and retail frontages to be reviewed;
- site maps for proposed development sites;

- maps of open spaces, Sites of Importance for Nature Conservation and allotment sites; and
 - maps of district and neighbourhood centres where frontages are to be reviewed.
- 3.3 For each proposed development site, to be included in the Site Specific Allocations DPD, a site map is provided together with information setting out site address, description, area, current use, potential uses considered to be acceptable by the Council, PTAL (public transport accessibility level), and flood risk (as set out in the emerging SFRA for the London Borough of Barking and Dagenham).
- 3.4 The Issues and Options paper also includes a short summary of the work the Council is undertaking on developing a Community Benefits Supplementary Planning Document.
- 3.5 To make consultation easier, the Issues and Options paper also includes a pull out response form. This allows the respondent to:
- a) Provide comment on any of the sites put forward in the Issues and Options paper;
 - b) Put forward proposals for additional sites to be considered for inclusion in the Site Specific Allocations DPD;
 - c) Suggest additional local open spaces which the Council should consider protecting from development;
 - d) Provide comments on the retail frontages in the borough's district and neighbourhood centres; and
 - e) Provide feedback on the development of the Community Benefits Supplementary Planning Document.

4 Sustainability Appraisal

- 4.1 The Site Specific Allocations DPD will be subject to sustainability appraisal, as required by Section 5a and 5b of the Planning and Compulsory Purchase Act, the Environmental Assessment of Plans and Programmes Regulations 2004 and incorporating the requirements of EU Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (commonly referred to as the Strategic Environmental [SEA] Directive).
- 4.2 A Scoping Report for the Sustainability Appraisal of the Site Specific Allocations DPD was prepared in July 2007, placed on the Council's website and distributed to key bodies including the three statutory consultees, Natural England, the Environment Agency and English Heritage. The results of this consultation have and will continue to inform the development of the DPD.
- 4.3 The sustainability appraisal will inform the development of the Issues and Options paper into a set of preferred options by assessing all proposed options for site allocations against a set of sustainability objectives (agreed as part of the scoping stage of SA).

5. Community Engagement

- 5.1 It is very important to involve local people in the preparation of the Site Specific Allocations DPD. It will ensure they are not alienated from the Council's sustainable regeneration agenda and encourage the local community to provide a valuable

contribution (including local knowledge on specific sites) in the development of the document.

- 5.2 Consultation on the Issues and Options paper for the Site Specific Allocations DPD is being undertaken in accordance with Regulation 26 of the Town and Country Planning (Local Development) (England) Regulations (2004), and with the Council's adopted Statement of Community Involvement.
- 5.3 Information received from the ongoing Community Strategy consultation will also be used to inform our preferred options for the individual sites.
- 5.4 Copies of the Issues and Options paper will be made available at Council offices, at all local libraries and online. Additionally, we will take an innovative and proactive approach through activities and events that enable people to understand what the document is about. It will be 'translated' into a format ordinary people can engage with. We will also ensure the views of the various equality theme groups will be reflected in responses to the consultation- eg disablement associations, older people, BME communities.
- 5.5 The consultation is scheduled to take place from 16 June 2008 to 28 July 2008. During this time there will be a number of other Barking and Dagenham Local Development Framework documents out for consultation (Core Strategy and Borough Wide Development Policies will be at the submission stage and the Barking Town Centre Area Action Plan will be at the Preferred Options consultation). This will mean resources can be shared, the overall number of consultation events can be reduced, and a 'joined up picture' of the LDF can be presented.

6. Financial Implications

- 6.1 The costs of developing, publishing and consulting on the Site Specific Allocations Issues and Options paper consultation materials will be met from within the existing budgets of the Regeneration Department.
- 6.2 The Site Specific Issues and Options paper is a draft document only and as such has no immediate financial implications other than the costs of consultation.

7. Consultees

- 7.1 The following were consulted in the preparation of this report.

Councillor Liam Smith

Councillor Fairbrass

Councillor Kallar

Councillor Little

Councillor Jamu

Councillor Denyer

Alex Anderson (Group Manager - Regeneration and Customer Services Finance)

Guy Swindle (Head of Partnership and Communications)

Stephen Meah-Sims (Principal Partnership and Policy Officer)

Nina Clark (Divisional Director of Legal and Democratic Services)

Robin Hanton (Group Legal Manager)

Christine Pryor (Head of Integrated Family Services);
Michael Freeman (Group Manager – Asset Management and Capital)
David Woods (Corporate Director)
Darren Henaghan (Head of Environmental and Enforcement Services);
Philip Baldwin (Group Manager – Community Development);
Heather Wills (Head of Community Services and Libraries);
Ken Baikie (Group Manager - Area Regeneration);
David Higham (Group Manager - Strategic Transportation);
Tim Lewis (Group Manager - Development and Building Control);
Ken Jones (Head of Housing Strategy and Property Services);
James Goddard (Group Manager, Housing Strategy);
Simon Farrow (Group Manager - Parks and Leisure);
Jim Mack (Head of Asset Strategy and Capital Delivery);
Andy Bere (Corporate Asset Manager);
Colin Beever (Group Manager – Property Services);
Allan Aubrey (Head of Leisure, Arts and Olympics);
Local Development Steering Group

Background Papers Used in the Preparation of the Report:

- Planning Policy Statement 12: Local Development Frameworks (ODPM, 2004)
- London Borough of Barking & Dagenham Local Development Scheme
- London Borough of Barking & Dagenham Local Development Framework Issues Papers
- Sustainability Appraisal Scoping Report of the London Borough of Barking & Dagenham Local Development Framework
- London Borough of Barking & Dagenham Statement of Community Involvement
- London Borough of Barking & Dagenham Unitary Development Plan (Adopted 1995)
- The London Plan – 2008 (Greater London Authority)
- London Borough of Barking & Dagenham Community Strategy
- The London Borough of Barking and Dagenham Regeneration Strategy
- Part 1 and Part 2 Sustainability Appraisal Scoping Reports to the Specific Site Allocations DPD.

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank