Planning Committee

16 December 2019

<table>
<thead>
<tr>
<th>Title</th>
<th>Local Plan Update Report</th>
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<tr>
<td>Open Report</td>
<td>For Information</td>
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<tr>
<td>Wards Affected: All</td>
<td>Key Decision: No</td>
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SUMMARY:

LBBD has a statutory duty to prepare an up-to-date Local Plan.

The Local Plan is one of the Council’s key strategic documents and sets out the Borough’s development vision, its strategic priorities and the local planning policy framework to guide development within the Borough for the next 15 years. It is used to inform the Council’s decisions on planning applications.

Following Cabinet approval on 12 November 2019, public consultation will begin on 29 November 2019 in line with the Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This will run until the end of February 2020, to account for the election period and enable consultation to run concurrently with LBBD’s Borough & Me campaign which the Council will begin post-Christmas.

The Local Plan drafted for this November’s public consultation is detailed, drawing on the evidence base that is being prepared to inform and support the planning policies within it.

This report provides an outline of the proposed approach to key planning policies, to regeneration visions across the Borough and the engagement strategy for internal and external stakeholders.

RECOMMENDATION:

The Planning Committee is asked to note this report.

The Local Plan: background

1. The Local Plan sets out the Council’s spatial vision for development and strategic objectives, which will be delivered through strategic policies and more detailed, area-specific policies. These policies seek to address local issues specific to Barking and Dagenham and to ensure the growth ambitions of the Borough are achieved in a sustainable manner. Together with the London Plan, the Joint Waste Development Plan and any related policy and guidance documents, the Local Plan and accompanying Proposals Map will provide comprehensive planning guidance in determining planning applications and in shaping what the area will look like over the next 15 years (to 2034).

2. It must be prepared in line with the relevant legislation, government policy and guidance (specifically the National Planning Policy Framework and Planning Practice Guidance), as well as the London Plan and its supplementary planning guidance. In order to keep the Local Plan succinct, it does not seek to repeat policies already contained in the NPPF and London Plan.

3. The Local Plan also seeks to align with the long-term vision set out in the Borough Manifesto (see Figure 1 below), and it has been informed by Barking and Dagenham’s emerging Inclusive
Growth Strategy. It has focused on guiding development in line with the Council’s vision of ‘One borough; One community; London’s growth opportunity’ whilst also delivering the Borough’s ambitions in terms of creating new jobs and new homes for local communities.

4. Once the new Local Plan is adopted, it will replace the current suite of documents comprising LBBD’s local planning policy documents.

5. Drafting the Local Plan has also had regard to the following:

   - Responses to the previous 2015 Reg 18 public consultation;
   - Duty to Co-operate meetings with relevant stakeholders, including within LBBD, neighbouring boroughs, the GLA and bodies like the Environment Agency;
   - An updated housing trajectory;
   - A call for sites between May – June 2019, when the Council invited landowners, developers, site promoters and other bodies to put forward potential sites for development;
   - The emerging evidence base, which underpins all planning policies.

**Figure 1: Extract from the Borough Manifesto: Long-term Vision for Barking & Dagenham**

6. It should be noted that preparation of the evidence base that informs and supports the Local Plan is ongoing. This is expected for this stage in the process, and policies will be added and refined as appropriate, to reflect evidence findings (as well as public consultation responses and Duty to Co-operate discussions).

7. A summary of the emerging evidence base is provided in Figure 2 below, and this is included in the Council’s Local Development Scheme (LDS) which is published on its website [https://www.lbbd.gov.uk/sites/default/files/attachments/Local-Development-Scheme-July-2019_0.pdf](https://www.lbbd.gov.uk/sites/default/files/attachments/Local-Development-Scheme-July-2019_0.pdf) Completed evidence base documents, and interim overviews of emerging evidence base documents, will be published as part of the Reg 18 public consultation.
8. The proposed timetable through to adoption is summarised in Figure 3 below.

**Figure 3: Proposed Local Plan Timetable**

<table>
<thead>
<tr>
<th>Event</th>
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<tbody>
<tr>
<td>Cabinet</td>
<td>12 November 2019</td>
</tr>
<tr>
<td>Reg 18 public consultation</td>
<td>Nov 29 2019 – 29 Feb 2020</td>
</tr>
<tr>
<td>Reg 19 public consultation</td>
<td>Spring 2020</td>
</tr>
<tr>
<td>Submit to Planning Inspectorate for independent examination (EiP)</td>
<td>Summer 2020</td>
</tr>
<tr>
<td>EiP (TBC by Planning Inspectorate)</td>
<td>Autumn / Winter 2020</td>
</tr>
<tr>
<td>LBBD approve and adopt finalised Local Plan</td>
<td>Spring 2021</td>
</tr>
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9. It should be noted that the Reg 18 Local Plan is a draft document, and that its approach and the policies within it will be refined as the evidence base is completed and in response to public consultations and discussions with other stakeholders.

10. In the section below, we outline the broad approach and summarise the proposed direction of travel for key policies.

**Emerging regeneration visions across the Borough**

11. The Local Plan envisions that, over the plan period to 2034, the Borough will play an important role in shaping east London’s future, creating a resilient economy that moves away from industrial decline, driving economic growth, whilst leaving no-one behind. Development will deliver high quality places for people to live, work, and visit and across the Borough there will be a network of well-integrated and distinctive places with social infrastructure to support a growing population and help build strong communities. Residents will have access to life-long education, skills and training to access the Borough’s employment opportunities. Communities will be better integrated by transport improvements. The Borough’s natural environment will be enhanced, including at the River Roding, and the Borough will be celebrated for its sustainability attributes, in line with its position as London’s ‘green capital’.

12. Within the Local Plan, the Borough has been organised into 7 sub-areas, linked to the Borough Characterisation Study (2017) and the Council’s emerging ‘Borough & Me’ campaign. High level development principles will be specified for each sub-area, to guide overall development expectations. The proposed sub-areas are:

- Barking Town Centre and the River Roding;
- Thames and Barking Riverside;
- Dagenham Dock, Beam Park and the Ford Stamping Plant;
- Becontree;
- Chadwell Heath and Marks Gate;
- Becontree Heath and Rush Green; and,
- Dagenham East and Dagenham Village.
Figure 2: Summary of emerging Local Plan Evidence Base
13. Within each sub area, the Local Plan will allocate a number of strategic sites that will come forward over the plan period. It will specify where further documents, including Masterplan Supplementary Planning Documents (SPDs), design codes and intervention strategies, will be prepared to provide more detailed guidance on how these sites should come forward. At this stage in drafting the Local Plan, site pro-formas are included within the Local Plan’s Appendix 4, and consultees are invited to comment in respect of the development suitability and achievability of these sites. Further refinement and assessment is ongoing, and the draft Local Plan that goes out for public consultation in Spring 2020 will include specific strategic site allocations.

**Housing**

14. The Local Plan incorporates strategic objectives and policies intended to improve housing delivery and address unmet housing need. In so doing, the intention is to build communities and help working people to stay in the Borough and families to live near each other.

15. Policy carries through the approach to affordable housing that is specified in the London Plan, requiring all residential development providing 10+ new homes to provide a minimum of 35% affordable housing, subject to financial viability. This is expected to be split as follows:

- Min 30% low cost rent (including London affordable rent), as required by the London Plan;
- Min 30% intermediate (including shared ownership), as required by the London Plan;
- For the remaining 40%, the tenure of which is determined by LBBD, to be split 50:50 between London affordable rent and social rent, and intermediate (including shared ownership).

**The economy**

16. Emerging planning policy reflects the Council’s commitment to revitalising the Borough’s economy, supporting more and better jobs for local residents, as well as education and skill training. There is significant scope to use the Borough’s industrial land more intelligently so that it meets modern requirements whilst embracing green technology. Policy also seeks to maintain and enhance LBBD’s town centres and support the Borough’s growing creative and SME sector, including affordable workspace.

**Parking**

17. The London Plan specifies maximum car and minimum cycle parking standards, subject to land use and public transport accessibility. Policy expects development within the Borough to conform with these standards, including disabled parking provision.
**Sustainability**

18. There is a strategic commitment to ensuring that the Borough develops as a sustainable and healthy place to live and work. Detailed policies encourage development to incorporate healthy design principles, the ‘greening’ of the Borough, to mitigate nuisance like noise, to improve air quality, reduce flood risk and enhance land quality.

**Community and social infrastructure**

19. The strategic approach is to ensure infrastructure supports existing and new communities so that they are able to function effectively. This includes the provision of new and improved infrastructure (including local shops, cultural facilities, public houses, sports venues, meeting places, places of worship). Policy sets an expectation that major new development provides for community facilities, resists their loss, and encourages co-location / multi-use

**Design and public realm**

20. The Local Plan includes policies emphasising the importance of high quality design, and ensuring that all new development should make a positive contribution to site’s surrounding context and character. This includes having regard to public realm and wider place-making.

21. More specifically, major development is expected to provide public realm and amenity space (private, communal and child play space). Buildings are discouraged from creating inactive frontages and are instead expected to contribute positively to the street scene and public realm, avoiding visual clutter and incorporating appropriate secure by design principles.

**Planning obligations**

22. Policy expects development proposals to contribute to infrastructure provision through planning obligations and the Borough’s Community Infrastructure Levy (CIL).

23. As part of the evidence base, Be First is preparing an Infrastructure Delivery Plan (IDP) to assess the quality and capacity of existing and planned physical, environmental and social infrastructure to support the needs and demands of development in the Borough. Planning obligations and the Community Infrastructure Levy (CIL) are mechanisms by which monies can be accrued to (part) pay for delivering this infrastructure, and the Local Plan includes policy which expects development to contribute through planning obligations, the Borough’s CIL and, where development does not achieve the GLA’s zero carbon targets, to LBBD’s carbon offset fund.

24. Please note that Be First will review the Borough’s CIL in 2020/21, as part of a comprehensive review of planning obligations including LBBD’s work on carbon offset rates.

**Consultation**

25. In preparing the draft Local Plan, Be First has worked with key services areas across the Council to reflect their concerns and priorities in the draft Local Plan.

26. Duty to cooperate conversations are also in progress with neighbouring boroughs, the GLA and other stakeholders like TfL and the Environment Agency.

27. All Local Plan consultation documents are published on the Council’s website, on Be First’s online consultation portal (Engagement HQ) and hardcopies of the Local Plan are available at
Barking Town Hall, the Borough’s libraries, Dagenham Civic Centre, Barking Learning Centre and at Participatory City Offices. People can also request a hardcopy via email or post.

28. Be First will collate and review all responses received to the Reg 18 public consultation and refine the Local Plan accordingly. In some cases, it may be prudent to meet with local resident and interest groups to discuss concerns and issues. Be First will undertake this on a case-by-case basis.

*Equalities Impact Assessment (EIA)*

29. A full EIA of the Draft Local Plan is being prepared, and it will be published for comment as part of the Reg 18 Local Plan public consultation.

30. The Assessment of the eight Strategic Policies including in the Local Plan has found that the policies are anticipated to have a positive or neutral impact on groups with protected characteristics as defined by the Equalities Act 2010. Its findings add that,

- Local communities are expected to benefit from the proposed increase in net affordable housing and access to social infrastructure;
- Proposals that are designed to meet the specific needs of older people, students and people with disabilities will be encouraged;
- Policy support for family housing and healthcare facilities will ensure development helps meet the needs of families and parents, and pregnant women;
- The provision of new sites and plots for Gypsies and Travellers will be encouraged and potential locations for new plots to meet assessed;
- Proposals for places of worship that improve access to worship and are multi-functional will be supported; and,
- The socio-economic impact of policies will be positive particularly with regard to increased net affordable housing and, increased employment and training opportunities. With regard to the protected characteristics of gender reassignment, marriage and civil partnership, sex and sexual orientation, the impact of the Draft Local Plan has been assessed as neutral.