

CABINET

20 September 2022

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| Title: Draft Chadwell Heath Transformation Area Masterplan Supplementary Planning Document | |
| Report of the Cabinet Member for Regeneration and Economic Development | |
| Open Report | For Decision |
| Wards Affected: Whalebone, Valence, Chadwell Heath | Key Decision: Yes |
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| Accountable Director: Caroline Harper, Chief Planning Director, Be First | |
| Accountable Strategic Director: Abi Gbago, Strategic Director, Inclusive Growth | |
| Summary | |
| <p>This report provides an update to the Cabinet on the Draft Chadwell Heath Transformation Area Masterplan Supplementary Planning Document (SPD) and seeks approval to progress the draft document through the necessary stages to statutory public consultation (anticipated to be undertaken over a 6-week period in Autumn 2022). Subject to the relevant approvals, the intention is to adopt this SPD alongside the adoption of the Local Plan.</p> | |
| <p>The London Borough of Barking and Dagenham Draft Local Plan 2037 was submitted to the Secretary of State for examination on 20 December 2021. The Local Plan outlines how the Borough's ambitious housing and employment targets will be met over the plan period and beyond, aided in part through the delivery of several transformation areas within the Borough including Chadwell Heath. This SPD provides more detailed supplementary guidance to developers, the local community and other interested stakeholders on how we envisage development in the Chadwell Heath Transformation Area coming forward over the new Local Plan period and beyond. Significant development proposals, including at the former Muller site, are already being considered by developers and so it is essential we are able to take this SPD to formal consultation later this year. Following consultation, it will gain weight as a material consideration in planning application decisions and therefore is able to influence the progression of the site in line with our objectives.</p> | |
| <p>The proposed timeline for this SPD is set out in the table below.</p> | |
| Stage | Proposed Dates |
| Cabinet | 20 September 2022 |
| Consultation period (6 weeks) | 3 October – 13 November |
| Review responses and update SPD | December 2022 |

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| Adoption | Alongside Local Plan 2037 (date subject to progress at examination – current estimate early 2024) |
| <p>Recommendation(s)</p> <p>The Cabinet is recommended to:</p> <ul style="list-style-type: none"> (i) Approve the Draft Chadwell Heath Transformation Area Masterplan Supplementary Planning Document, as set out at Appendix A to the report, for public consultation; and (ii) Delegate authority to the Strategic Director, Inclusive Growth, in consultation with the Cabinet Member for Regeneration and Economic Development and the Be First Chief Planning Director, to make any appropriate amendments to the document following public consultation, prior to its submission to the Assembly later in the year for formal adoption. | |
| <p>Reason(s)</p> <p>Be First, on behalf of the Council, is creating a series of Masterplan SPDs for the transformation areas listed in Policy SPDG1 of the Draft Local Plan. A timetable for the Council to publish these SPDs is included in the recently updated Local Development Scheme, which sets out the intention to progress this document to formal consultation in the Autumn.</p> <p>This masterplan SPD is required to provide guidance for developers on emerging Local Plan policies and ensure that future development of the area is delivered to meet local needs, including new housing, renewed industrial floorspace and supporting infrastructure.</p> | |

1. Introduction and Background

- 1.1 Supplementary Planning Documents provide guidance on policies set out in a Local Plan, such as site-specific information, or specific matters such as developer contributions. They provide a material consideration in planning decisions and are pivotal in helping to shape development in specific areas.
- 1.2 LB of Barking and Dagenham’s draft Local Plan outlines a target to build 44,051 new homes and create 20,000 new jobs over the next 20 years. The most significant levels of development within the Borough are outlined to take place in designated transformation areas, with more in-depth development frameworks required for each of these areas to shape how these targets will be met and the appropriate supporting social infrastructure can be provided.
- 1.3 The Local Plan has been informed by the Barking and Dagenham Industrial Strategy (2020) which is a boroughwide analysis of industrial land and buildings to provide a coordinated Industrial Land Strategy for Barking and Dagenham. It highlights that there is a preponderance of old, inefficient industrial usages, some of

Housing and Industrial Land

- 2.3 This Masterplan emphasises the importance of maintaining and developing a strong (and innovative) industrial presence in the area, whilst also dedicating a significant amount of land for housing to provide 3,500+ new homes. The proposals within this Masterplan seek to deliver jobs and economic growth in the area.
- 2.4 A key part of the proposal is the east-west predominant land-use split of the area, with the east side predominantly industrial and the west side predominantly residential. This takes into account the accessibility of Whalebone Lane for industrial occupiers, and Chadwell Heath Station for both new and current local residents.

Healthcare, Education and Social Infrastructure Provision

- 2.5 To support new development, the Masterplan sets out provision for a 1x8 Form Entry (FE) secondary school, and 2x3FE primary schools (one of which is to be co-located with the new secondary provision). These schools are located in the south-west of the site and situated within the predominantly residential area.
- 2.6 The Masterplan notes that future healthcare provision for the area is set out in the Infrastructure Delivery Plan and this is regularly reviewed. We are in ongoing discussions with NHS infrastructure colleagues on the healthcare provision needs of the Borough and we will continue to work with them to secure any necessary health provision for the Masterplan area.
- 2.7 The Masterplan notes that the Council will seek to ensure that a range of high-quality social and cultural infrastructure facilities are provided in appropriate locations throughout the Borough (as set out in the emerging Local Plan). The emerging Local Plan (currently at examination) and the emerging Planning Obligations Supplementary Planning Document (set to go to public consultation in September) provide more detailed guidance on the expectations and mechanisms for bringing forward community infrastructure in the Borough. The Masterplan also sets out detailed provisions for the public realm, including details on a range of public green spaces and community squares, and these are opportunity areas for social interaction and to bring the community together. As planning applications come forward for the area, we would expect to negotiate the associated infrastructure provision with the applicant.

Transport Infrastructure

- 2.8 There is a strong emphasis on sustainable travel, with proposals for a new green spine across the area, allowing more pleasant and safe pedestrian and cycle access to/through the area, and proposals for a new bus route.
- 2.9 New residential developments are expected to be made car-free with the exception of disabled parking and electric vehicle parking. This is in line with the London Plan 2021 and draft Local Plan. There will also be a reduction/removal of parking on Selinas Lane and Freshwater Road.

Play spaces, Parks and the Public Realm

- 2.10 Two new public squares are proposed (Market Square towards the centre of the area and Arrival Square towards the station).
- 2.11 A variety of new green spaces are set out across the residential parts of the Masterplan. These include three new main parks, pocket parks (including play spaces), and other private/semi-private green space amenities.
- 2.12 The Masterplan is clear that each development should develop connections within the wider Masterplan area as a whole, with key pedestrian routes and public open spaces connecting to one another.

Next Steps

- 2.13 This report is seeking Cabinet approval to progress the document to public consultation for six weeks from 3 October 2022 – 13 November 2022 in line with the Council's Statement of Community Involvement (SCI) Refresh 2019 (updated in August 2020).
- 2.14 As set out in the reasoning above, it is important that the timetable relating to the progression of this document to public consultation is met so that the SPD can be used to guide forthcoming development and help secure the associated mitigating infrastructure, as well as deliver on the regeneration aspirations for new homes, new jobs and good placemaking.
- 2.15 Following the statutory consultation period, Be First Planning Policy will review the representations made and prepare a final version of the Masterplan SPD. Any proposed changes will be discussed with, and approved by, the Strategic Director of Inclusive Growth, in consultation with the Cabinet Member for Regeneration and Economic Development and Be First's Chief Planning Director, before being presented to Assembly for adoption alongside the Local Plan (currently estimated for adoption early 2024, but this is dependent on the speed at which it is able to progress through examination, which is at the Planning Inspectorate's discretion).

3. Options Appraisal

- 3.1 The options for consideration here were:
 - Do not bring forward a Masterplan for this area.
 - Bring forward a Masterplan for this area, but at a later date to align more closely with the Local Plan examination process
 - Bring forward the emerging Chadwell Heath Masterplan SPD for public consultation this year
- 3.2 The first option was not considered a viable approach as more in-depth supplementary planning guidance is required to guide the future development of this area as outlined in the emerging Local Plan. The second option, whilst possible, does not take into consideration the fact that individual site proposals are starting to be considered and brought forward by developers. In order to ensure the area secures the objectives set out in the Local Plan and by the Council, this Masterplan SPD is required to undergo a formal process of public consultation to gain weight in

planning application decisions within the area. While there has been some informal consultation to date, it is also important to give local communities, both working and residential, an opportunity to comment on and potentially shape the final Masterplan SPD.

4. Consultation

- 4.1 In preparing this SPD, the views of landowners, local residents, Council colleagues and other interested stakeholders have been taken into account. Following initial engagement with landowners within Chadwell Heath (at an organised event in 2020, pre-Covid), Council colleagues and others, an initial iteration of the Masterplan was produced. Further, we undertook informal consultation on the Masterplan in November 2021 for four weeks. We received 104 responses from a mixture of local residents, developers and statutory consultees.
- 4.2 The key concerns raised during this consultation related to the social and transport infrastructure provision that would need to be in place for such growth. Whilst these aspects had generally already been considered, it was acknowledged that they could have been made clearer in the document itself. The Masterplan accompanying this report has been updated to reflect this.
- 4.3 Further discussions also took place with Planning and Education colleagues at the Council, as well as with Councillor Geddes and (former) Councillor Carpenter. The actions from these discussions also related to social infrastructure (predominantly school location) and green space. In the latest version of the Masterplan, these issues have also been addressed.
- 4.4 In addition, Planning Committee members have been briefed on these proposals for information purposes, and the invite to this briefing was extended to Ward Councillors representing Whalebone, Valence and Chadwell Heath Wards. The proposals in this report were also endorsed by the Corporate Strategy Group at its meeting on 21 July 2022.
- 4.5 Noting that the transformation area borders the railway line and Network Rail has significant freehold land ownership to the North-West of the Masterplan area, Be First Planning Policy are also in ongoing discussions with Network Rail regarding the delivery of their land and protection of necessary railway infrastructure.

5. Financial Implications

Implications completed by: Katherine Heffernan, Head of Service Finance

- 5.1 This report seeks approval of the Chadwell Heath Transformation Area Masterplan and the beginning of a public consultation on the Supplementary Planning Document. This work will be largely delivered by Be First. There is no additional Council funding for this so it is presumed it can be carried out within existing resources.
- 5.2 The Masterplan sets out the need for a range of social infrastructure and transport facilities. Some of these - health and transport - largely fall to the responsibility of other public bodies and the education provision is likely also to be independent of the Council (academy/free school) and, in any case, should be funded through the

Schools Funding formula. However, parks, public realm, environmental and community services will be provided by the Authority. The Council will receive additional income in the form of Council Tax and government grant/NNDR top-up from the new housing, but this may not be fully aligned with the cost of new services. Previously New Homes Bonus was intended to cover any timing gaps/shortfalls, but the future of this is uncertain and it is expected to be phased out. It will be important for the impact of new development to be carefully reflected in the Council's medium term financial strategy.

6. Legal Implications

Implications completed by: Dr Paul Feild, Senior Standards & Governance Lawyer

- 6.1 The Planning and Compulsory Purchase Act 2004 (the "Act") required the Council to replace its Unitary Development Plan (UDP) with a Local Development Framework (LDF). As observed above the Chadwell Heath Masterplan Supplementary Planning Document is a key LDF document.
- 6.2 The Local Authorities (Functions and Responsibilities) (Amendment) (No 2) (England) Regulations 2004 provide that adoption of LDF documents are not an Executive function, so the resolution to adopt LDF documents under section 23 of the Act must be carried out by the Assembly.
- 6.3 This report is proposing to recommend the Council enters the consultation stage and will follow the guidance by the Secretary of State in terms of community involvement.

7. Other Implications

- 7.1 **Contractual issues** – This SPD is required to provide supplementary planning guidance to the emerging Barking and Dagenham Local Plan 2037. It is outlined in the emerging Local Plan that a masterplan SPD on Chadwell Heath "will provide further details and policy guidance to shape proposals" for this transformation area.
- 7.2 **Corporate Policy and Equality Impact** – The planning policy team has undertaken a full Equality Impact Assessment as part of the new Local Plan Regulation 19 document, which this document supplements. The Council's Policy and Participation Officer has advised that a further assessment is not required for this SPD due to its supplementary status outside of the Development Plan, but separate EqIAs may be required for individual schemes when brought forward in future.

Public Background Papers Used in the Preparation of the Report:

[Regulation 19 \(2\) Draft Local Plan 2037](#)
[LBBB Infrastructure Delivery Plan 2020](#)

List of appendices:

- **Appendix A** - Draft Chadwell Heath Transformation Area Masterplan SPD