

**London Borough of Barking and Dagenham  
Gypsy and Traveller Site Deliverability  
Assessment**

**May 2023**

## Introduction

In June 2020 the Council commissioned another Gypsy and Travellers Accommodation Needs Assessment (GTAA) for Barking and Dagenham to inform policies and site allocations in the emerging new Local Plan and to ensure it will be compliant with both the NPPF and the London Plan.

The GTAA identified need for new pitches up to 2034 as shown below. This excludes travellers that have ceased to travel permanently. The need for these pitches arises completely from Irish Traveller households and they are all locally identifiable need.

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

Source: LBBB GTAA 2020

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

The Council is currently only able to meet 12 of the identified 25 pitches through the expansion of Eastbrookend Country Park. A further assessment is required in order to identify potential sites which could meet the remaining need of 13 pitches up to 2037.

## Site assessment

A “Call for Sites” was conducted between 6 March and 17 April 2023, during which an assessment of available Council-owned land was conducted to identify a suitable site for a traveller site. This process identified 18 potential sites which will be assessed in this document.

The key criteria that the Council will be considering are:

- Whether the site is of a suitable size to accommodate at least 5 traveller pitches
- Whether the site can be accessed safely on a regular basis
- Whether the site is able to provide suitable visual and acoustic privacy given the sensitivities of traveller sites
- Whether the location of the site can provide suitable living conditions for future occupants.


The assessment below will consider these issues amongst other environmental constraints. Constraints will be assessed as **Red**: Critical constraint identified, **Yellow**: Constraint identified but could be mitigated, **Green**: No constraints identified.



SITE BACKGROUND	
Site reference	N/A
Site name and address	A13 Thames Water Depot
Site plan	
Site source	Council identified site
Planning history	N/A
Site area	1.21 Ha
Site ownership	Thames Water
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	No
Green Belt/SSSI	No
Other Conservation/Landscape	Nature Conservation Area

<b>Designation (AONB, RAMSAR, SPA)</b>	Strategic Industrial Land
<b>Conservation Area</b>	None
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	None
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore it would not impact on any neighbouring residents

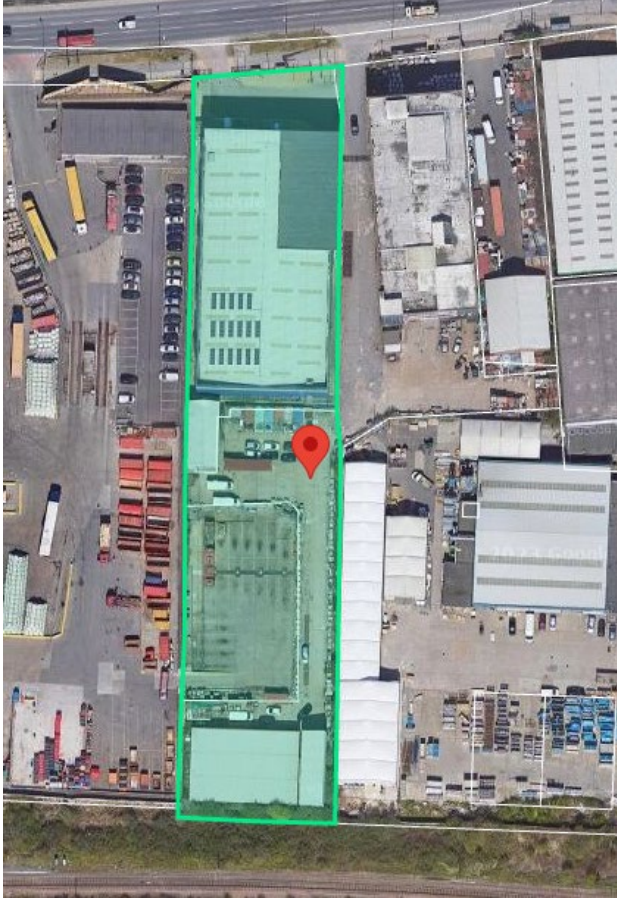
<b>Site can provide visual and acoustic privacy</b>	Although the site is located within SIL, it is within an isolated location therefore it would be able to provide visual and acoustic privacy
<b>Environmental concerns</b>	The site is located near to a water pumping station
<b>Constraints on design and layout of the site</b>	The site would have sufficient space for access and turning of vehicles and caravans
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	The landowner has stated that the land is not available, therefore the site is not considered to be deliverable.
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Hertford Road

<b>Site plan</b>	
<b>Site source</b>	Council identified site
<b>Planning history</b>	
<b>Site area</b>	0.48 ha
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Locally Significant Industrial Land
<b>Conservation Area</b>	None
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Current industrial site which will require clearance and decontamination
<b>Within 250m of landfill site</b>	No


<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	Site is surrounded by commercial properties, therefore it would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is surrounded by commercial properties and could provide visual privacy. However, it would not be possible to provide acoustic privacy due to the operation of the neighbouring sites.
<b>Environmental concerns</b>	Current industrial location
<b>Constraints on design and layout of the site</b>	None



<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Castle Green - Land and building at the rear of Lock and Store

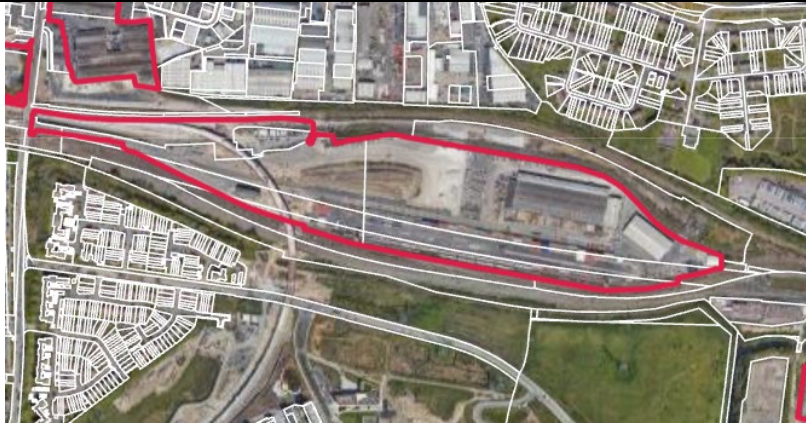
<b>Site plan</b>	
<b>Site source</b>	Council identified site
<b>Planning history</b>	
<b>Site area</b>	0.4 Ha
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Strategic Industrial Land
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3

<b>Contaminated land</b>	Currently an industrial site so likely to require clearance and decontamination
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy
<b>Environmental concerns</b>	Currently located within industrial land

<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Castle Green - Land to the rear of Capital Karts
<b>Site plan</b>	
<b>Site source</b>	Council identified site

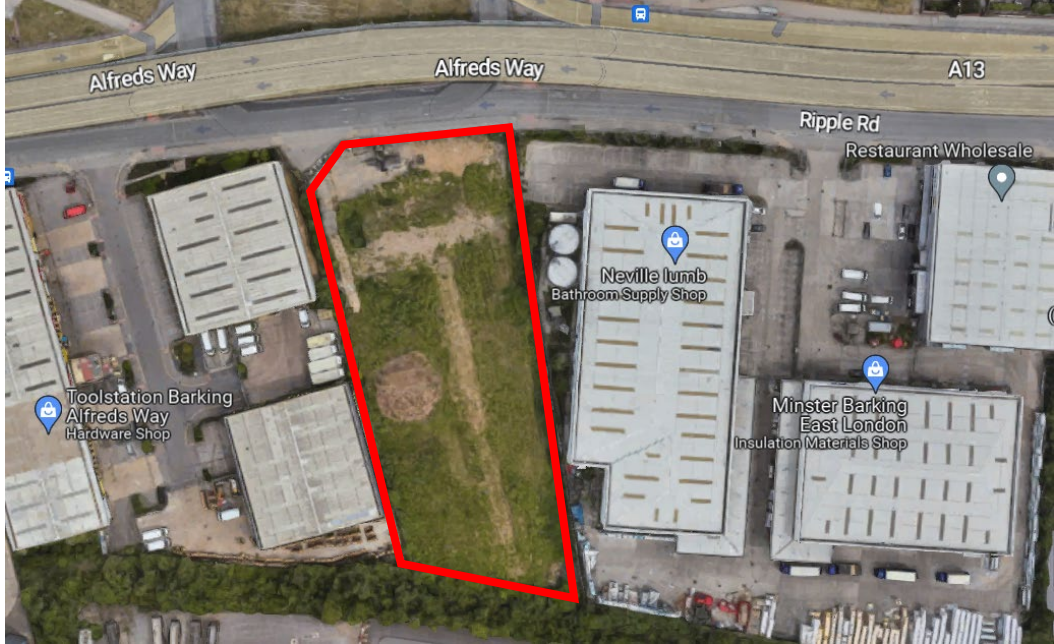
<b>Planning history</b>	
<b>Site area</b>	1.37 Ha
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Strategic Industrial Land
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Currently an industrial site so likely to require clearance and decontamination
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes

<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy
<b>Environmental concerns</b>	Currently located within industrial land
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified.

SITE BACKGROUND	
Site reference	N/A
Site name and address	Castle Green – Euro Hub
Site plan	
Site source	20 Ha
Planning history	
Site area	50 Acres
Site ownership	Private
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	No
Green Belt/SSSI	No
Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)	Strategic Industrial Land
Conservation Area	No
Flood zone	Flood Zone 3
Contaminated land	Currently an industrial site so likely to require clearance and decontamination
Within 250m of landfill site	No

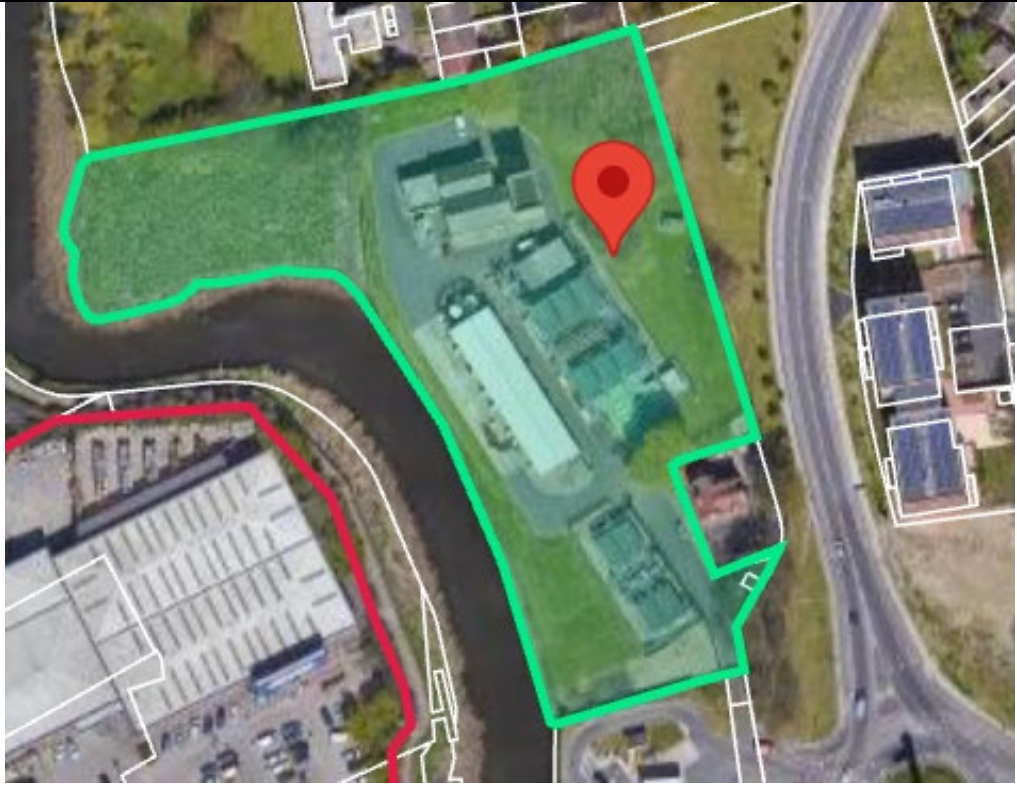
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy
<b>Environmental concerns</b>	Currently located within industrial land
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	No



<p><b>Could the site only meet current need?</b></p>	<p>No</p>
<p><b>Can the configuration of the site be altered to meet future need?</b></p>	<p>No</p>
<p><b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b></p>	<p>No</p>
<p><b>Conclusion</b></p>	<p>Site would not be suitable for a traveller site due to the constraints identified.</p>
<p><b>SITE BACKGROUND</b></p>	
<p><b>Site reference</b></p>	<p>N/A</p>
<p><b>Site name and address</b></p>	<p>Castle Green - Former Poulton &amp; Graff site</p>
<p><b>Site plan</b></p>	
<p><b>Site source</b></p>	<p>Council identified site</p>


<b>Planning history</b>	
<b>Site area</b>	0.6 Ha
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Strategic Industrial Land
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Currently an industrial site so likely to require clearance and decontamination
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes

<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy
<b>Environmental concerns</b>	Currently located within industrial land
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified.

SITE BACKGROUND	
Site reference	N/A
Site name and address	Gurdwara Way Thames Water Depot
Site plan	
Site source	Council identified site
Planning history	
Site area	2.42 Ha
Site ownership	Thames Water
DEVELOPMENT CONSTRAINTS	
Outside of Settlement Boundary	No
Green Belt/SSSI	No
Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)	No

<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 2
<b>Contaminated land</b>	No
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	None


<b>Site can provide visual and acoustic privacy</b>	Thames Water have stated that the site will continue to be in operation. Planning permission has also been granted for a Gas Heating Plant next to the site. It is therefore not considered that visual and acoustic privacy could be provided on site.
<b>Environmental concerns</b>	None
<b>Constraints on design and layout of the site</b>	Due to the Thames Water site continuing operation, there would not be sufficient space for access or turning of vehicles on the rest of the available land
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Thames Road – Land adjacent to Best Ways

<b>Site plan</b>	
<b>Site source</b>	
<b>Planning history</b>	
<b>Site area</b>	2.2 Acres
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Strategic Industrial Land
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Site has been cleared


<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy
<b>Environmental concerns</b>	Currently located within industrial land
<b>Constraints on design and layout of the site</b>	None



<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Thames Road - Fisk House and adjacent London Fire Brigade Dept


<b>Site plan</b>	
<b>Site source</b>	Council identified site
<b>Planning history</b>	
<b>Site area</b>	1.25 Ha
<b>Site ownership</b>	LBBD and London Fire Brigade
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	None
<b>Conservation Area</b>	None
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Currently residential building and fire station, therefore it would require some clearance and decontamination.

<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	Neighbouring residential dwellings are to the north of the site but there would be sufficient space to allow for screening and mitigate any impact on amenity
<b>Site can provide visual and acoustic privacy</b>	The site would be next to the A13 which would have a significant impact on acoustic privacy of future residents. It is not considered that this could be mitigated.
<b>Environmental concerns</b>	None
<b>Constraints on design and layout of the site</b>	None

<b>Could the site meet current and future need?</b>	Yes
<b>Could the site only meet current need?</b>	Yes
<b>Can the configuration of the site be altered to meet future need?</b>	Yes
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	The site would be dependant on the relocation of the existing fire station. This would also involve demolition and clearance of existing buildings in order to be suitable for a traveller site. This would be at a substantial cost to the Council.
<b>Conclusion</b>	The site is not available as the landowner has stated that they would need to identify a suitable alternative site for relocation.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Thames Road - Land fronting A13/ Gascoigne South
<b>Site plan</b>	 <p>The image is an aerial photograph of an industrial or commercial area. A large, roughly rectangular area in the center is outlined in green. This green-outlined area contains a large, mostly empty lot with some sparse vegetation and a few small structures. To the left of this green-outlined area is a road that curves around a corner. To the right and bottom of the green-outlined area is a large, multi-lane road with several lanes of traffic. A red line follows the outer edge of the green-outlined area, including the road on the left and bottom. Other buildings and parking lots are visible in the surrounding area, some outlined in orange or grey.</p>

<b>Site source</b>	Council identified site
<b>Planning history</b>	
<b>Site area</b>	1.21 Ha
<b>Site ownership</b>	Private and LBBD
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Locally Significant Industrial Land
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Site currently has industrial warehouses which would require clearance and decontamination
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes


<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site has residential buildings located to the north, however there would be sufficient space to mitigate any impacts on the amenity of local residents
<b>Site can provide visual and acoustic privacy</b>	The site would be next to the A13 would also be within an industrial estate with constant operation which would have a significant impact on acoustic privacy of future residents. It is not considered that this could be mitigated.
<b>Environmental concerns</b>	The site is within an existing industrial estate.
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	The site is currently an industrial unit. This would involve demolition and clearance of existing building in order to be suitable for a traveller site. This would be at a substantial cost to the Council.

<b>Conclusion</b>	It is not considered that this would be a suitable site for traveller pitches due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Thames Road – Blumsons Timber Yard
<b>Site plan</b>	 An aerial photograph of an industrial site. A large area in the center and left is highlighted with a semi-transparent green overlay, indicating the site plan. The site is surrounded by other industrial buildings and a road.
<b>Site source</b>	
<b>Planning history</b>	
<b>Site area</b>	2 Acres
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Strategic Industrial Land

<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Currently an industrial site so likely to require clearance and decontamination
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy



<b>Environmental concerns</b>	Currently located within industrial land
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Thames Road – Pinn’s Wharf

<b>Site plan</b>	
<b>Site source</b>	
<b>Planning history</b>	
<b>Site area</b>	4 Acres
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Strategic Industrial Land
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Currently an industrial site so likely to require clearance and decontamination

<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy
<b>Environmental concerns</b>	Currently located within industrial land
<b>Constraints on design and layout of the site</b>	None

<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Thames Road – Mix It Concrete


Site plan



Site source	
Planning history	
Site area	5 Acres
Site ownership	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
Outside of Settlement Boundary	No
Green Belt/SSSI	No
Other Conservation/Landscape	Strategic Industrial Land

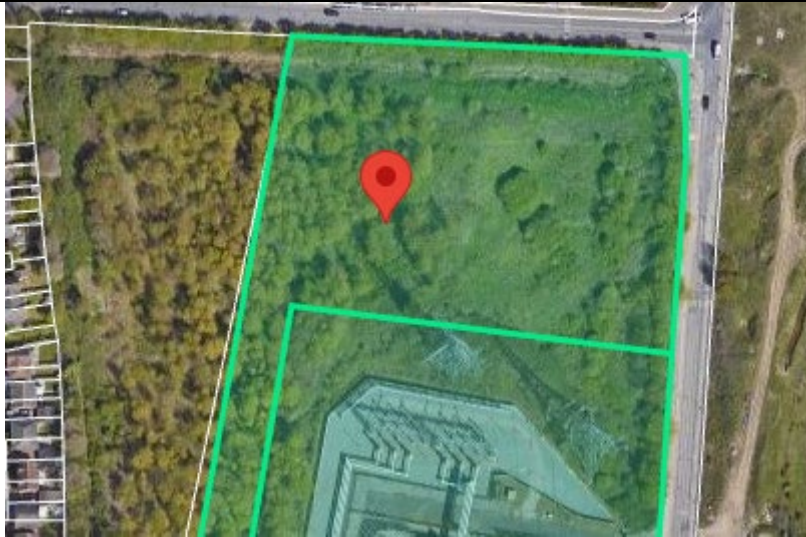
<b>Designation (AONB, RAMSAR, SPA)</b>	
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Currently an industrial site so likely to require clearance and decontamination
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents

<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy
<b>Environmental concerns</b>	Currently located within industrial land
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Thames Road – LBBB Maintenance Depot

<b>Site plan</b>	
<b>Site source</b>	
<b>Planning history</b>	
<b>Site area</b>	1.4 Acres
<b>Site ownership</b>	LBBD
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Strategic Industrial Land
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Currently an industrial site so likely to require clearance and decontamination




<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy
<b>Environmental concerns</b>	Currently located within industrial land
<b>Constraints on design and layout of the site</b>	None

Could the site meet current and future need?	No
Could the site only meet current need?	No
Can the configuration of the site be altered to meet future need?	No
Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?	No
Conclusion	Site would not be suitable for a traveller site due to the constraints identified.
<b>SITE BACKGROUND</b>	
Site reference	N/A
Site name and address	Thames Road – Renwick Road Nature Conservation Area
Site plan	 An aerial photograph showing a large green field. A red location pin is placed in the center of the field. A green outline highlights a specific area within the field. To the left, there are residential buildings and a road. To the right, there is a road and some trees.
Site source	Council identified site
Planning history	
Site area	1.21 Ha

Site ownership	National Grid
<b>DEVELOPMENT CONSTRAINTS</b>	
Outside of Settlement Boundary	No
Green Belt/SSSI	No
Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)	Nature Conservation Area
Conservation Area	No
Flood zone	Flood Zone 3
Contaminated land	No
Within 250m of landfill site	No
Within high pressure gas pipeline safeguarding zone	No
Mains water and electricity available or accessible	Yes
Sanitation available or capable of being provided	Yes
Provision for surface water and storm water drainage	Yes
Access to highway network	Yes
Primary school within 2km	Yes
GP surgery within 2km	Yes
Shops within 2km	Yes

<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	None
<b>Site can provide visual and acoustic privacy</b>	None
<b>Environmental concerns</b>	None
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	The landowner has stated that the land is not available for any other uses, therefore it is not considered to be deliverable
<b>Conclusion</b>	This site is not considered to be suitable for a traveller site due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Thames Road – Land adjacent to Lion Noodles

<b>Site plan</b>	
<b>Site source</b>	
<b>Planning history</b>	
<b>Site area</b>	2.5 Acres
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Strategic Industrial Land
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Site has been cleared

<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is surrounded by commercial properties therefore would not impact on local residents
<b>Site can provide visual and acoustic privacy</b>	Site is located within SIL which requires continuous operation of commercial properties. It would therefore not be possible to provide visual or acoustic privacy
<b>Environmental concerns</b>	Currently located within industrial land
<b>Constraints on design and layout of the site</b>	None

<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	No
<b>Conclusion</b>	Site would not be suitable for a traveller site due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	47 Thames Road

<p><b>Site plan</b></p>	
<p><b>Site source</b></p>	<p>Council identified site</p>
<p><b>Planning history</b></p>	
<p><b>Site area</b></p>	<p>0.32 Ha</p>
<p><b>Site ownership</b></p>	<p>LBBD</p>
<p><b>DEVELOPMENT CONSTRAINTS</b></p>	
<p><b>Outside of Settlement Boundary</b></p>	<p>No</p>
<p><b>Green Belt/SSSI</b></p>	<p>No</p>
<p><b>Other Conservation/Landscape</b></p>	<p>Strategic Industrial Land</p>



<b>Designation (AONB, RAMSAR, SPA)</b>	
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	Currently has industrial units which may require clearance and decontamination
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site has residential dwellings to the east however due to the existing tree screening it is not considered that this would impact on the amenity of local residents.


<b>Site can provide visual and acoustic privacy</b>	The site has been identified for high density residential development in the draft Local Plan. Therefore it is likely that tall buildings could be built next to the site and impact on the visual privacy of future residents.
<b>Environmental concerns</b>	None
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	Yes
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	Yes
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	The site is currently owned by the Council following acquisition in April 2018 using 100% GLA funding of £3.5 million as part of the former Housing Zone with intention of progressing a mixed-use scheme. Currently leased out as a community use with a rolling break clause to be considered every quarter. The unit provides an income to the Council and a decision will be made on whether it can be released for allocation of a traveller site considering the financial implications that the loss of income would have. This would also be a substantial change to the original allocation of GLA funding for the delivery of a mixed-use scheme.
<b>Conclusion</b>	The site could be suitable for a traveller site following agreement from Cabinet that the site can be released from its existing use and noting the financial implications that the loss of income would have on Council finances and the substantial change to its original proposal as a mixed-use scheme.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Essex Water
<b>Site plan</b>	



<b>Site source</b>	Council identified site
<b>Planning history</b>	
<b>Site area</b>	0.4 Ha
<b>Site ownership</b>	Private
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	No
<b>Green Belt/SSSI</b>	No
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	None
<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	None

<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	Yes
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is isolated away from existing residential dwellings
<b>Site can provide visual and acoustic privacy</b>	The site is located next to a busy dual carriageway, however there is sufficient land available to ensure that suitable mitigations are in place for the visual and acoustic privacy of future residents.
<b>Environmental concerns</b>	None
<b>Constraints on design and layout of the site</b>	None

<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	The landowners have stated that the land is not available, therefore it is not considered to be deliverable.
<b>Conclusion</b>	The site would not be suitable to meet the identified need due to the constraints identified.
<b>SITE BACKGROUND</b>	
<b>Site reference</b>	N/A
<b>Site name and address</b>	Dagenham Hospital

<b>Site plan</b>	
<b>Site source</b>	Council identified site
<b>Planning history</b>	
<b>Site area</b>	1.7 Ha
<b>Site ownership</b>	LBBD
<b>DEVELOPMENT CONSTRAINTS</b>	
<b>Outside of Settlement Boundary</b>	Isolated site outside of urban area
<b>Green Belt/SSSI</b>	Green Belt
<b>Other Conservation/Landscape Designation (AONB, RAMSAR, SPA)</b>	Site of Importance for Nature Conservation

<b>Conservation Area</b>	No
<b>Flood zone</b>	Flood Zone 3
<b>Contaminated land</b>	None
<b>Within 250m of landfill site</b>	No
<b>Within high pressure gas pipeline safeguarding zone</b>	No
<b>Mains water and electricity available or accessible</b>	Yes
<b>Sanitation available or capable of being provided</b>	Yes
<b>Provision for surface water and storm water drainage</b>	Yes
<b>Access to highway network</b>	No
<b>Primary school within 2km</b>	Yes
<b>GP surgery within 2km</b>	Yes
<b>Shops within 2km</b>	Yes
<b>Public transport route within 800m</b>	Yes
<b>Impact of site on local character and amenity</b>	None
<b>Impact of site on amenity of local residents</b>	The site is isolated away from existing residential dwellings
<b>Site can provide visual and acoustic privacy</b>	The site is isolated with existing screening, therefore it could provide visual and acoustic privacy for future occupiers.

<b>Environmental concerns</b>	None
<b>Constraints on design and layout of the site</b>	None
<b>Could the site meet current and future need?</b>	No
<b>Could the site only meet current need?</b>	No
<b>Can the configuration of the site be altered to meet future need?</b>	No
<b>Are the residents in a position to take forward the planning application/deliver the site and intensification to meet planning conditions?</b>	The site is owned by LBBB and could therefore be brought forward by the Council
<b>Conclusion</b>	The site would not be suitable to meet the identified need due to the constraints identified.