

CABINET

28 September 2010

REPORT OF THE CABINET MEMBER FOR REGENERATION

Title: Barking and Dagenham Local Development Framework – Adoption of Site Specific Allocations Development Plan Document	For Decision
<p>Summary:</p> <p>The Site Specific Allocations Development Plan Document (DPD) is focused on delivering the Core Strategy which was adopted by the Assembly on 21 July 2010. The purpose of the Site Specific Allocations document is to resolve the land use implications of the Core Strategy and therefore to consider the future of sites across the borough, not only sites that may have some development potential but also sites which may need protecting.</p> <p>The Site Specific Allocations Development Plan Document (DPD) has been through two stages of consultation; issues and options and submission.</p> <ul style="list-style-type: none">• Issues and Options. The Executive approved the Site Specific Allocations Issues and Options document 20 May 2008 and consultation was undertaken on it during July and August 2008 and the document was revised to address the feedback received.• Pre-Submission. The Cabinet and Assembly approved the Pre-Submission Site Specific Allocations DPD on 21 April 2009 and 13 May 2009 respectively for a six week consultation and for submission to the Secretary of State. <p>Following this consultation a hearing was conducted by an independent Inspector to determine whether or not the Pre-Submission Site Specific Allocations DPD was “sound” and “legally compliant”. The Inspector issued his report on 7 July 2010 and has confirmed that the Site Specific Allocations is sound and legally compliant subject to a number of changes being made to the document. The changes improve the document and do not raise any issues of principle. The majority of the changes are necessary to provide more explanation and background detail to the Site Specific Allocations and so do not change the Site Specific Allocations themselves. The more significant changes include:</p> <ul style="list-style-type: none">• Clarifying how the flood risk and transport impact of sites will be assessed. This was in response to representations from the Environment Agency and the Highways Agency.• Amending the allocation for South Dagenham West in agreement with the landowners Axa Sunlife so that it allowed some employment uses. This brought the allocation in line with the adopted Core Strategy.• Providing more detail on the Council’s approach to planning for open spaces again in line with the Core Strategy• Strengthening the monitoring section of the document. <p>The revised Site Specific Allocations DPD has been circulated under separate cover to all Councillors. Members of the public can obtain a copy from the author.</p> <p>Wards Affected: All</p>	

<p>Recommendation(s)</p> <p>The Cabinet is recommended to agree:</p> <p>(i) to recommend to the Assembly that the Council approves the Barking and Dagenham Local Development Framework Site Specific Allocations Development Plan Document.</p>		
<p>Reason(s)</p> <p>To help deliver all the Community Plan priorities.</p>		
<p>Comments of the Chief Financial Officer</p> <p>The Cabinet and Assembly approved the Pre-Submission Site Specific Allocations DPD on 21 April 2009 and 13 May 2009 respectively. The changes recommended by the Inspector do not change the financial implications of the document. The Site Specific Allocations sets out the future for a significant part of the Council's land holdings. It safeguards a number of sites and captures and enables a number which are at various stages of development. In terms of capital receipts to be generated it is consistent with the capital programme approved by Assembly. These sites have been identified in partnership with Children's Services, Regeneration and Economic Development, Adult and Community Services, Property Services, Leisure Services and the Primary Care Trust. The minor costs of adopting the Site Specific Allocations will be met from within the existing Regeneration and Economic Development Division budget. These costs involve placing a notice in the news and printing a limited number of copies of the document.</p>		
<p>Comments of the Legal Partner</p> <p>The legal implications of the recommendation in this report are incorporated at paragraph 4 of the report.</p>		
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1. Background

Please see the report summary.

2. Proposal

Please see the report summary.

3. Financial Issues

- 3.1 The minor costs of adopting the Site Specific Allocations will be met from within the existing Regeneration and Economic Development Division budget.

3.2 The site allocations determine what potential uses will be allowed on development sites and will therefore have financial implications for land owners and prospective developers. In addition the policies set out criteria for the allocated sites which are consistent with policies approved in the Council's adopted Core Strategy. These will also have financial implications for landowners and developers.

4. Legal Issues

4.1 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 Site Specific Allocations DPD is a key LDF document.

4.2 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.

5. Other Implications

5.1 Further implications to adopting the Site Specific Allocations DPD are set out as follows:

- **Customer Impact** In line with the Council's adopted Statement of Community Involvement the Site Specific Allocations DPD has been through two key stages of consultation and consulted the following groups, the Faith Forum, Forum for the Elderly, Lesbian, Gay, Bisexual and Transgender Forum, Refugee Forum, Tenants Federation, Youth Forum, Disablement Association Barking and Dagenham, Age Concern, Citizens Panel. Dagenham Dock Employers Forum and Chamber of Commerce. In addition, due to the localised impact of this document (due to the allocation of sites for specific types of development), neighbourhood areas were targeted in the consultation process through vehicles such as neighbourhood management meetings and resident associations.

Full details of consultees, those who responded, comments raised, and how those comments are reflected in the document are set out in a consultation statement which is publicly available on the Council's website. This statement was reported to Councillors when the Executive agreed the pre-submission version of the Site Specific Allocations DPD on the 21 April 2009. In finding the Site Specific Allocations DPD legally compliant the Inspector judged that the Council met its legal requirement to comply with the arrangements sets out in its Statement of Community Involvement.

In preparing the Site Specific Allocations DPD officers have needed to have a thorough understanding of the current and forecast population profile of the borough and this was established in preparing the baseline for the Sustainability Appraisal for the Site Specific Allocations DPD, together with the baseline for the Sustainability Appraisal for its parent document the Core Strategy.

Officers are confident that having undertaken comprehensive consultation and undertaken a thorough sustainability appraisal that the Site Specific Allocations

policies can help deliver the spatial requirements of the Core Strategy whilst also responding to the needs of the borough's current and future residents.

Heritage Services have been consulted on previous versions of the Site Specific Allocations Development Plan Document.

- **Safeguarding Children** A key task in the preparation of the Site Specific Allocations DPD was to take into consideration land use requirements up to the year 2025 including the social infrastructure requirements to support the anticipated increase in housing and population growth. In terms of school provision the Site Specific Allocations DPD makes provision for the following additional primary and secondary schools.

New primary schools identified in the Site Specific Allocations DPD		
SSA SM1 Barking Riverside		
SSA SC10A Barking Riverside Stage 1 Neighbourhood Centre	1 new three form primary school	Outline and reserved matters planning permission approved
SSA SC10B Barking Riverside Stage 2 District Centre	1 new three form primary school	Outline planning permission approved
	1 new eight form secondary school	Outline planning permission approved
SSA SC10C Barking Riverside Stage 3 Neighbourhood Centre	1 new three form primary school	Outline planning permission approved
SSA SC10D Barking Riverside Stage 4 Neighbourhood Centre	1 new three form primary school (if necessary)	Outline planning permission approved
SSA SM2 South Dagenham West and Dagenham Leisure Park	1 new three form primary schools	Provision depends on number of new homes generated by the site.
SSA SM4 South Dagenham East	1 new three form primary school	Provision depends on number of new homes generated by the site.
SSA SM5 Sanofi Aventis 2	1 new three form primary school	Provision depends on number of new homes (if any) generated by the site.
SSA SM6 University of East London	1 new three form primary school	Detailed planning permission approved
SSA SM8 Lymington Fields	1 new three form primary school	Detailed planning permission approved
SSA SC3 Cannington Road	1 new three form primary school	Detailed planning permission approved
SSA SC4 St George's Centre	1 new three form primary school	Included in the Council's Capital Programme.

- **Health Issues** The identification of land use requirements for health facilities up to the year 2025 has emerged through close working with NHS Barking and Dagenham and with regard to the Barking and Dagenham Joint Strategic Needs Assessment and the emerging Health for North East London strategy . NHS Barking and Dagenham has identified three polyclinic hubs at Barking Hospital, East Dagenham and Barking Riverside. These are dealt with in this Site Specific Allocations DPD through three site allocations. SSA SM11 Hedgecock Centre and

SSA SM12 Upney Lane Centre form part of the strategy for the improvements to health care on the Barking Hospital site. SSA SM5 identifies the Sanofi site as appropriate for a new community hospital to serve East Dagenham. The Site Specific Allocations DPD also covers the facilities necessary to meet the needs of the 10,800 new households planned on at Barking Riverside. In particular it identifies provision for a new polyclinic within the Barking Riverside District Centre.

- **Property / Asset Issues.** All development proposals will need to be in line with the Site Specific Allocations DPD and therefore it will have an impact on the future use of the Council's Property and Assets where the need for planning permission is involved.

6. Options appraisal

- 6.1 The Council could choose not to adopt the Site Specific Allocations DPD. However, the Executive previously approved the Site Specific Allocations on 21 April 2009, and officers consider that the changes made during the examination as summarised in the report strengthen it.

7. Background Papers Used in the Preparation of the Report:

- Planning and Compulsory Purchase Act 2004
- The Town and Country Planning (Local Development) (England) Regulations 2004.
- The Local Authorities (Functions and Responsibilities) (Amendment) (No 2) (England) Regulations 2004
- Executive report, 20 May 2008, Local Development Framework – Site Specific Allocations Development Plan Document, Issues and Options. (Minute 7 – 20/05/08)
- Executive report, 21 April 2009, Local Development Framework - Submission of the Site Specific Allocations Development Plan Document. (Minute 175 - 2009/10)
- Assembly report, 13 May 2009, Local Development Framework - Submission of the Site Specific Allocations Development Plan Document. (Minute 8 – 13/05/09)
- Pre-submission Site Specific Allocations , LBBD, June 2009
- Pre-submission Core Strategy Consultation Statement, LBBD, 2009
- Inspector's report on the Barking and Dagenham Site Specific Allocations Development Plan Document, Planning Inspectorate, 2010
- Sustainability appraisal of the core strategy policies, June 2008
- Sustainability appraisal of the Site Specific Allocations DPD, June 2009

8. List of appendices:

Revised Site Specific Allocations Development Plan Document - circulated under separate cover to all Councillors