

Tanner Street Gateway Development – Planning Brief Results of Consultation 2003

Table 1. Public response

No	Method of Response	DATE (2003)	COMMENTS	RESPONSE
1	Local resident E-mail	Jan 2003	<p>Glenny and Hapour Road: Allow cyclists to use road in both directions.</p> <p>Park Avenue: Provide means for cyclists to overcome the block off at Ilford Lane. Reduce traffic speed at the junction so as to allow safer egress and easier access to Park.</p> <p>Build houses/other convenient for cycle owners (secure storage).</p> <p>Church Road/ Wakering Road: Improve these roads and the underpass so that easy cycle access is available all the way to/from The Triangle to/from Barking Station.</p> <p>Path between Bloomfields and railway line (Bloomfields Path): Compete improvements to lighting and put right the cycle route signs e.g. to Ilford/Barking. Widen the path to better suit shared use between cyclists and pedestrians.</p> <p>Whole area: Add more cycle parking for visitors to homes, shops.</p>	<p>To be investigated with Technical Services division.</p> <p>To be investigated with Technical Services Division.</p> <p>Included in brief (para. 3.29).</p> <p>Requirement to improve links including underpasses included in brief.</p> <p>To be investigated with Technical Services division. It is a requirement of the brief that the Ilford to Barking cycle path is maintained across the site (para 4.16).</p> <p>Included in brief (para 3.29).</p>

			<p>Whole area: Reduce clutter by a thorough audit of signs and poles and the removal of unnecessary ones.</p> <p>Queens Road: Allow cyclists to use in both directions.</p> <p>Church Rd/Queens Rd/Tanner St. Introduce 20-mph speed limit (with appropriate traffic calming). Better still, have a 'home zone'.</p> <p>Northbury School area: a hard surface needed (for shared use) on the informal paths from the underpass (a) across to the Doctor's surgery building and (b) across the path to North St.</p> <p>Evaluation of transport sustainability issues with the development.</p>	<p>Included in brief as part of design criteria (para 4.14).</p> <p>To be investigated with Technical Services division.</p> <p>Developers are strongly recommended in the brief to consider the option of a Home Zone.</p> <p>To be investigated with Technical Services division.</p> <p>A transport impact assessment will be required from the developer. It is a requirement of the brief that any development takes account of sustainability principles.</p>
2	Local Resident Telephone call	Jan 03	<p>Wanted to know whether the Foyer Building was for the use of asylum seekers. Would object to this.</p>	<p>A Foyer Scheme provides accommodation for young people aged between 16 and 25 years old that gives:</p> <ul style="list-style-type: none"> • A stable and secure community in which young people can support one another and achieve independence; • Help with finding appropriate employment, training or education to make this possible;

				<ul style="list-style-type: none"> • Training in basic skills and independent living skills; • Help with finding permanent accommodation and ongoing support when the young person has left the Foyer. <p>Projects normally include the provision within the Foyer of facilities for the wider community, partly to help to re-integrate young people into their communities, partly for economic reasons, and also to win the community's support for the Foyer project</p>
3	Local Resident Telephone	Jan 03	Concerned about their shop being redeveloped. Also seemed concerned about potential retail competition from the redevelopment.	Planning brief does not cover Fanshawe Avenue. Sent full Draft Planning Brief for clarification. Shops already exist on the Tanner Street site and the impact of any new retail development would be assessed.
4	Local Resident Telephone	Jan 03	Did not want the Foyer to be placed near home.	As above (response No. 2).
5	Local Resident	Jan 03	Request for timetable for Triangle development.	Development of the Triangle was not an immediate issue. It would be phased in. If there were to be any new developments residents would be consulted.
6	Local Resident Letter	Feb 03	Gradual change between Foyer type development and housing – any housing on the Cleveland, Bloomfields, Wakerings site should be adjacent to existing housing – the Gables and Harpour Road.	This design requirement is included in the brief and will be a criterion in assessing any planning application. The Foyer will be located at the eastern end of the site adjacent to the Almshouses. (para 2.15 and 4.1

		<p>Queens Road link should not be closed. Any traffic problems on this route add to the overload at Fanshawe Avenue lights. Also retaining this road could separate the Foyer from the housing.</p> <p>A request for tree planting in the pavement on the south side of The Gables.</p> <p>The pedestrian and cycle link to the Town Centre is important, more so since the developments to the north west of this area, and should be enhanced.</p> <p>There should be no loss of green space; instead the plan should integrate a lot of green space into the development. All people need space to play, meet neighbours and enjoy the environment away from traffic and concrete surroundings.</p> <p>Plant more trees to add character</p> <p>Establishment of a green corridor for the footpath to enhance the area.</p>	<p>onwards – Urban Design Guidance).</p> <p>This will be discussed with the Technical Services division. The option for re – routing the road will allow for greater flexibility in design.</p> <p>A landscaping scheme will be required.</p> <p>Requirement to improve links including underpasses included in brief (para 4.7)</p> <p>A landscaping scheme will be required (para 4.18)</p> <p>A landscaping scheme will be required.</p> <p>A landscaping scheme will be required.</p>
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7.	Points raised at public meeting	Feb 03	<p>What kind of people will the Foyer and housing redevelopment accommodate? Will they include asylum seekers?</p> <p>Safety and crime issues maybe of concern if the Foyer is developed.</p> <p>Why the does the Foyer needs to be located in Barking?</p> <p>Will the Foyer once built disrupt views from Tanner Street? What kind of buildings are we expecting to be put-up in place of The Bloomfields, Cleveland and Wakerings? What about the maintenance of the Foyer?</p> <p>Will the Triangle [local shopping parade at the corner of Ilford Lane and Tanner Street] be demolished?</p> <p>Will there be a dust allowance for the demolition of The Bloomfields, Cleveland and Wakerings Housing Estates?</p> <p>When the buildings are demolished, how secure will the site be?</p> <p>What about vehicle accesses for residents of the Gables</p>	<p>Foyer details outlined above.</p> <p>The Foyer will be 'secure' by design. It is proposed 2 members of staff will always be in attendance 24 hours a day to supervise. There will be CCTV cameras both inside and outside of the building.</p> <p>Foyers are best-sited in Town Centre locations as near as possible to transport and services.</p> <p>The design Foyer and the new housing are to be developed. Further consultation exercises will be carried-out including a 'planning for real' session.</p> <p>Demolition is an option for the triangle site, but this will be dependent on funding.</p> <p>Dust allowance for the demolition of CBW is unlikely. The buildings will be dismantled rather than demolished.</p> <p>The site will be secured and monitored immediately once vacant.</p>
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