

SUPPLEMENTARY 1



THE CABINET
Tuesday, 14 February 2012

THE ASSEMBLY
Wednesday, 22 February 2012

**Agenda Item 13. Barking Station Masterplan Supplementary
Planning Document (Pages 1 - 114)**

The Masterplan document is enclosed.

**Agenda Item 14. Adoption of Supplementary Planning Documents -
Biodiversity, Trees and Development and
Residential Extensions and Alterations (Pages 115 -
257)**

The three SPDs are enclosed.

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Barking Station Masterplan Supplementary Planning Document



FEBRUARY 2012

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Chapter 1

Barking Station Interchange: **A Vision**

1.1: Introduction

A Vision for Barking Station Interchange

- 1.1.1** Barking Town Centre is one of the most strategically important regional centres in east London, home to a diverse community, a bustling street market, and the historic Abbey ruins. Barking lies in the heart of the London Thames Gateway area, part of the largest regeneration project in Europe.
- 1.1.2** The station is an arrival point and for many, the first impression they have of the Borough. Barking Town Centre has not lost its individuality and spirit of place. Barking Station itself epitomises this spirit. A grade II listed building, it is an example of a station rebuilt during the British Railways 'Modernisation Period'. The station benefits from a wide range of transport connections, but it and the immediate area suffer from poor quality public realm, capacity problems and a general lack of investment¹.
- 1.1.3** In recent years there has been a surge of positive development in the town centre. Much of this has focused around the civic heart with the completion of Barking Central in 2010. This award-winning scheme has created a new public space and vista of the Town Hall. The juxtaposition of the new community and residential buildings against the existing urban fabric testifies how the character of an area should not be eroded but highlighted by new interventions.
- 1.1.4** The civic centre of Barking has set a benchmark for the wider regeneration of the town centre in terms of sensitivity of design and provision of quality public realm. Barking Station Interchange area needs to better integrate with the regeneration which has already taken place in the town centre and to respond to the scale and quality of this new development.
- 1.1.5** Within this context, this Masterplan seeks to draw on the existing elements in the town centre and to build on this success for Barking's gateway. The purpose of the Masterplan is to convey a shared vision for the Barking Station area and to provide a catalyst for the regeneration of this key point in the town centre and Borough. Creating a positive sense of arrival at Barking Station will help strengthen the identity of the town centre, attracting residents and investors to the Borough. The Council and its partners are committed to transforming the station so that it can operate as a best practice transport interchange, radically changing the perception of Barking Town Centre on arrival.
- 1.1.6** The Barking Station Masterplan Supplementary Planning Document (SPD) specifically sets out the need to improve the grade II listed station, the surrounding public realm and presents a number of development opportunities, which build on the areas existing historic assets. It indicates how these proposed development sites connect to their surroundings by all modes of transport including walking, cycling and public transport. It also provides clarity as to appropriate uses in terms of the quantity and location of residential, retail, office and leisure development.

¹ DfT, Better Stations Report, 2010

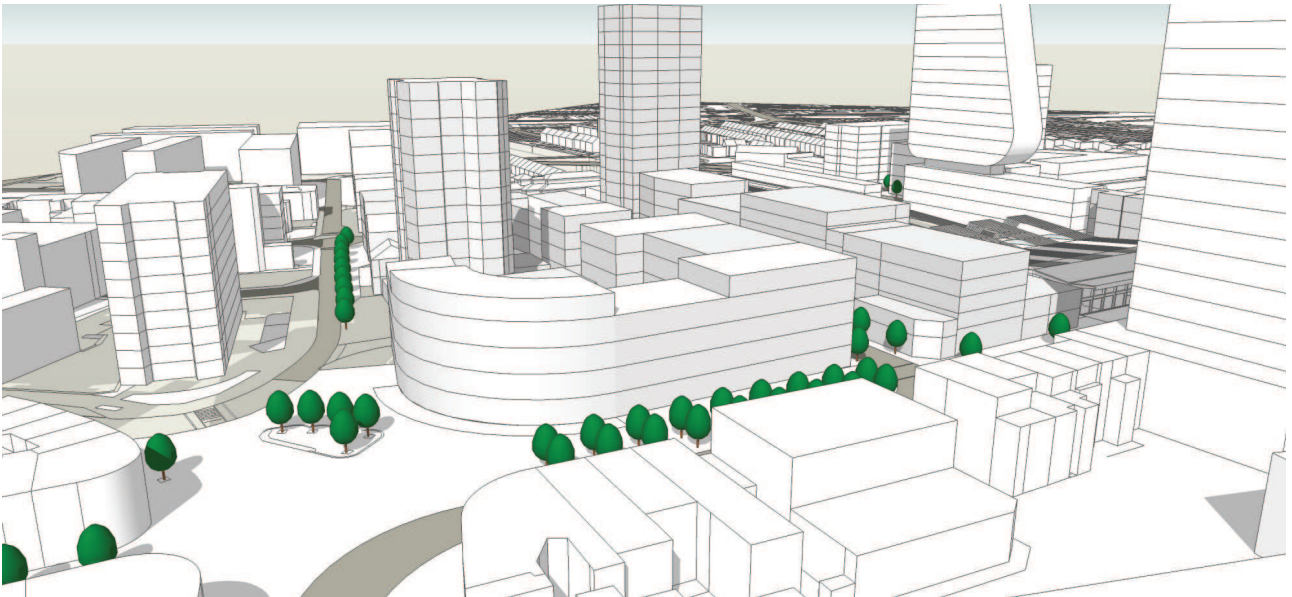


Figure 1: Illustrative Model Views of the Barking Station Masterplan (Indicative Only)



Figure 2: Public realm at Barking Central

Chapter 2

Barking Station Interchange: **Setting the Scene**

2.1: The Wider Setting

- 2.1.1** Whilst Barking has excellent transport connections, as a gateway it is not providing a fitting arrival for a Major Centre. The refurbishment and renewal of the Station Masterplan area and Barking Station in particular will dramatically improve the town centre. The transformation of the station and its forecourt will be catalytic to the wider town centre regeneration.
- 2.1.2** The London Plan (2011) designates Barking Town Centre as a Major Centre with potential for medium growth and regeneration. Barking and Dagenham's adopted Core Strategy (2010) further recognises the importance of Barking Town Centre in its Strategic Objectives, whilst Policy CM1 of Core Strategy designates Barking Town Centre as a Key Regeneration Area.
- 2.1.3** The Barking Station Masterplan area is set out in the adopted Barking Town Centre Area Action Plan (BTCAAP) as site allocation BTCSSA3: Barking Station. Site Specific Allocation BTCSSA3, proposes that the site is suitable for the following:
- Improved transport interchange
 - Shops, restaurants, cafes
 - Office and other commercial uses including leisure
 - Hotel
 - New homes
- 2.1.4** The engineering and design consultancy Atkins has produced an extensive evidence base for the Masterplan. Appointed in Summer 2008, by London Thames Gateway Development Corporation (LTGDC), to complete a Supplementary Planning Document for Barking Station and its immediate urban area, Atkins made a series of revisions to the Masterplan before arriving at this preferred development scenario. Appendix A to this document details some key background information, which illustrates the findings of this work. The full evidence base produced for the Masterplan can be viewed on the Council's Planning Policy website.
- 2.1.5** A need for change in Barking Town Centre is clearly established in the Council's adopted planning policy. The Core Strategy clearly drives investment and development to Barking Town Centre. Policy CM2, Managing Housing Growth seeks the delivery of 6,000 homes in Barking Town Centre. The requirement for this residential development is echoed in the Barking Town Centre Area Action Plan (2011). Policy BTC13, Housing Supply reiterates this housing target. Increased provision of sustainably accessible, town centre housing will drive forward the associated retail and leisure development required to sustain and support the growing numbers of people living in the Station Masterplan area.
- 2.1.6** Policy CE2: Location of Office Development, of the Core Strategy directs office development to Barking Town Centre, promoting and enhancing its status as a Major Centre. There is need for improved and new additional commercial offices in the Station Masterplan area. Much of the existing stock is of poor quality; upgrading of the office fabric and the delivery of a new office quarter to

the north of the Masterplan area will further support the town centre's economy. The Barking Town Centre Area Action Plan affirms this approach, seeking the development of mixed use office schemes as set out in Policy BTC3: Office Development.

- 2.1.7** Whilst Barking is relatively healthy in terms of vitality and viability there is a need to extend the retail offer and to make provision for larger floor plates to encourage investment from multiples if it is to prosper. This is substantiated by the Barking Town Centre Retail Update (2009) and the market analysis conducted by Savills in 2010². The provision of new and improved retail space will bolster Barking's position in the market; strengthening its competitiveness against neighbouring shopping destinations. Policy CM5: Town Centre Hierarchy of the Core Strategy and Policy BTC1: Additional Shopping Floorspace of the Barking Town Centre Area Action Plan recognises this and sets out the need to develop and reinforce the town centre's retail offer.
- 2.1.8** The attraction of new residents to Barking Town Centre and the creation of increased and enhanced office space in the Station Masterplan area will support the development of a broader range of leisure uses and an improved evening economy. Policy CP1: Vibrant Culture and Tourism, of the Core Strategy and Policy BTC5: Leisure Uses and the Evening Economy, of the Barking Town Centre Area Action Plan seek better provision of leisure and entertainment uses in Barking Town Centre. In creating a vibrant mixed-use area, the Masterplan will build on the assets already present in the Barking Station area, capitalising on its excellent transport connections. Providing a more diverse range of activities in the station quarter will bring it to life, making Barking Town Centre a dynamic place to live, work and visit. The need for improved hotel accommodation in Barking Town Centre is highlighted in Policy BTC14, Hotel Development of the Barking Town Centre Area Action Plan and further substantiated in work conducted by King Sturge in 2008³ and the market analysis conducted by Savills in 2010².

² Demand for Office Use in Barking Town Centre, April 2008, King Sturge
Barking Stage 3 Market Analysis and Scenario Review, February, 2010, Savills

³ Hotel Requirements in Barking, April 2008, King Sturge

Development Picture

- 2.1.9** Significant investment has taken place in Barking Town Centre in recent years. An important role of the Masterplan is to reflect the principles of a number of schemes in close proximity to the station area, to better connect to and to draw on the regeneration which has, or will be taking place in the near future.

Barking Central

- 2.1.10** The civic core of Barking Town Centre has been radically transformed through a masterplan by Allford Hall Monaghan and Morris. The award winning⁴ scheme includes a Learning Centre which is host to a library, a cafe, an art gallery, a one stop shop for enquires and a range of courses and qualifications. In addition to this community-based learning facility, more than 500 homes have been built as part of the development, unified by a public realm which includes the creation of Market Square. This space also includes a piece of public art implemented by the landscape architects Muf, the 7 metre high folly, which has the appearance of the Barking Abbey ruins, seeks to recreate a fragment of the imaginary lost past of Barking. A number of local groups were involved in the design of this project including students from the Theatre School, elders from the Afro-Caribbean lunch club and apprentices from the local brick laying college. The distinctive use of colour in the scheme reflects the developments central public space, an arboretum, taking inspiration from the trees and the changing seasons. The arboretum provides a tranquil green space in what is a very urban environment. The choice of brick for some of the new buildings is particularly successful, working in harmony with the existing, grand 1950s Town Hall which is given a new lease of life in its stylish setting.



Figure 3: Barking Central

Vicarage Field Shopping Centre

2.1.11 Planning permission was granted in 2010 for the Vicarage Field shopping centre (BTCSSA10 in the Barking Town Centre Area Action Plan). Located to the immediate east of Barking Station, the shopping centre does not contribute positively to the architectural form of Station Parade. The dated design provides little active frontage and has a poor relationship to the external public realm. It does, however, fulfil a key function in the town centre. Its shops and the large floor plate anchor food store strengthen the vitality of Barking and when the shopping centre is open for business it provides a covered pedestrian connection to Ripple Road. There is a recognised need for larger retail floor plates in Barking Town Centre to ensure that it maintains its role as a Major Centre⁵. The proposed scheme for Vicarage Field will rejuvenate the existing building, providing increased unit sizes as part of a mixed-use retail and residential development. Furthermore, both the external articulation and internal space will be subject to significant modernisation and improvement. These works will facilitate the enhancement of the Station Masterplan area, assisting in attracting new traders and brands to the town centre. The approved plans for Vicarage Field include a 23 storey residential building which will become Barking's tallest building. Its proximity to Barking Station means that it will act as an important landmark signifying the location of this key transport node.



Figure 4: Illustration of the Vicarage Field Shopping Centre scheme

⁴ Housing Design Awards 2005, MIPIM Best Mixed Use Award 2007, British Construction Award 2007, British Construction Industry Award 2008 – Local Authority Award, 2008 European Prize for Urban Public Space, London's Public Space Award 2009, Completed Housing Design Award 2010 and a Building for Life Award 2010

⁵ Barking Town Centre, Retail Study Update 2009, King Sturge LPP
Barking Stage 3 Market Analysis and Scenario Review, February 2010, Savills

King William Street Quarter

2.1.12 To the west of the Station Masterplan area is the King William Street Quarter. This site was the location of the former Lintons Estate, a dilapidated 1960s housing development. Construction of the first phase of this scheme started in late 2010 and will deliver 31 much needed family homes (3 and 4 bed). It will provide affordable council housing and is the initial phase of the King William Street Quarter Masterplan which seeks to create a new exemplar residential district in the town centre. The new site layout provides an opportunity to improve the north south and east west connections from Linton Road and into William Street. The Station Masterplan seeks to provide improved pedestrian connections to this site to better integrate it into the town centre.

Barking Enterprise Centre

2.1.13 The King William Street Quarter development also includes the creation of a four-storey enterprise centre for small business set-ups. Located at the junction of Cambridge Road and Linton Road, construction began on site in early 2011. Barking and Dagenham has the third highest rate of business start ups in the country⁶ and the Barking Enterprise Centre is part of the Council's strategy to foster business growth, ensuring that new businesses stay within the Borough rather than move elsewhere. In addition to providing almost 50 small office units, the centre will support businesses with a range of facilities and services to ensure that they flourish and grow. The design of the centre includes photovoltaic cells and a brown roof.



Figure 5: Illustration of the Barking Enterprise Centre

⁶ Office for National Statistics, TGLP Knowledge Platform; Business Demography

Tanner Street

2.1.14 The award winning Tanner Street⁷ is a mixed tenure scheme of white rendered residential terraces and a 10 storey tower. Completed in 2006, the development is located to the north west of the Station Masterplan area. Jestico + Whiles and Peter Barber Architects collaborated to create a traditional street pattern of predominantly low-rise terraces with private gardens, delivering a high quality housing scheme which replaced three uninspiring blocks of flats. The high-density homes range from one-bedroom flats to four-bedroom townhouses and include properties for private sale, shared ownership, shared-ownership self-build, and affordable rent.

London Road / North Street

2.1.15 Located in the heart of the town centre the London Road / North Street site, BTCSSA1 of the Barking Town Centre Area Action Plan, will see the delivery of some 100 homes, a Skills Centre, a large food store together, a number of individual retail units and a new public space - Market Square.

2.1.16 Works began on site in 2010, with phase 1 of the scheme expected to be completed in September 2012. Designed by Rick Mather Architects, the initial phase is for a Skills Centre, a new type of educational facility, providing 14-19 year olds with vocational training in hospitality, construction, hair and beauty and IT. Included in this development is a Bistro, a new eating establishment for the town centre which will give the students an opportunity to train in a real working environment. The Barking Methodist Church will front onto the newly created public realm, Market Square, and will include community function spaces and meeting rooms. The Skills Centre will also provide opportunities for the public to attend seminars, lectures and other events.

2.1.17 Phase 2 of the scheme is due to start on site in Autumn 2012 and is targeted for completion in March 2015. This later development will conclude works to the public realm, deliver new homes, a large food store and see improved active retail frontage onto Abbey Green.



Figure 6: Illustration of the Skills Centre

⁷ RIBA Award Winner, 2007

2.2: Historic Roots

2.2.1 The first settlement at Barking was of Saxon origin, the navigable River Roding leading to this early development. The town evolved around the shores of the river, with a thriving fishing fleet supplying the London market as well as local needs.



1796: Georgian Barking

Georgian Barking was a linear village on a north south axis, known as North Street. Local employment was a mix of agriculture and industry, with a tannery and mill visible on the map.

Notable is the lack of development along the road to Long Bridge Farm, which now forms the main East Street / Station Parade and market place armature, along with the north/south route which appears to run on the future railway alignment.



1870 – 1882: The Victorians and the railway

The Victorians built the railway connections to Barking, although it was far less dominant than the current arrangement. The town is still dominated by the north-south axis, although development along East Street is now evident.

The land away from the main linear axis is still largely agricultural, with the exception of a few railway terraces. Farming and the local mill still appear to be the main local employers.



Early 1900's: Rapid intensification

The early 1900's signal a period of rapid local intensification, with the construction of the wider terraced street forms, the expansion of the railway cutting to accommodate more tracks, and the rapid decline of local farmland.

The twin armatures of North Street and East Street now appear to be of equal importance, and the church still holds its local position of significance.



Post War to present day: Severance

The post war period signals both the demolition of much of the Victorian street fabric in favour of modernist estates, and the implementation of 1960's highway design theory.

With this demolition, North Street becomes an urban backwater, with East Street taking the role as the local centre, and the church losing its local significance in location terms. The railway has expanded still further to its current capacity.

Historic buildings and unique spaces

2.2.2 The Barking Station area is a mixture of post war architecture dating from the 1950s to the 1980s. Whilst the townscape quality on the whole is quite poor, there are a number of buildings and spaces with heritage interest which the SPD aims to preserve and enhance (see Figure 7).

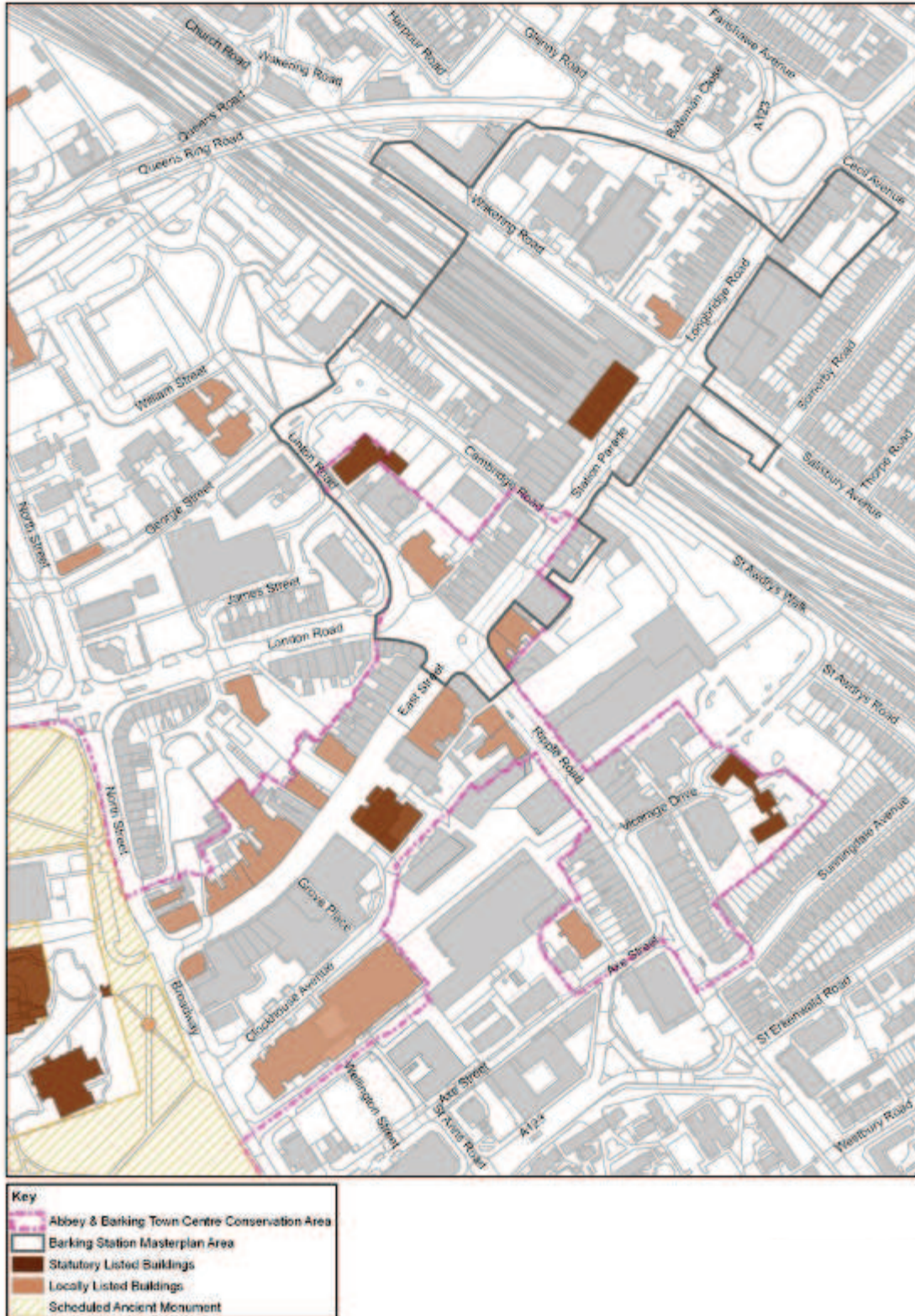


Figure 7: Heritage features in the Masterplan area

2.2.3 The south of the Barking Station Masterplan area lies within the Abbey and Barking Town Centre Conservation Area. The Abbey and Barking Town Centre Conservation Appraisal (2009) highlights the need to incorporate the few remaining heritage assets into the regeneration of the area. The built heritage of the town centre offers important clues as to how to create a sense of place distinctive to Barking. These buildings and their settings should be retained, enhanced and used as inspiration for future development.

Barking Station

2.2.4 The present station, the fourth on the same general site, is grade II listed⁸. The booking hall, which dates from the British Railway Modernisation Period, was designed and built between 1959 and 1963. The image below shows the station as it was in the early 1960s. The simple, continuous fascia and clear views through the glazed corners brought light into the concourse on all four sides.

2.2.5 The station formed part of a wider urban development scheme, which included the creation of Station Parade as a planned streetscape of shops and offices on the railway overbridge.

2.2.6 A bold and innovative structure, the station is formed from cast and pre-stressed concrete. Although not formally acknowledged, the concept for the main station building appears to have been inspired by the main station in Rome, completed in 1950.



Figure 8: Barking Station shortly after completion in 1961

⁸ **Listing text for the Barking Station Booking Hall:** Station booking hall. 1961.

Architect H H Powell, Eastern Region Architect; Project Architect John Ward. Fair-faced concrete and precast concrete with much glazing. The booking hall stands on a bridge over railway tracks and is fourteen bays long. The concrete roof trusses span the booking hall in three unequal pitches, and are cranked out over the road to provide cover for waiting cars. The fascia to the roof over the road is vertically ribbed fair-faced concrete. High level glazing surrounds the building on all elevations and front is fully glazed. Station trading units have been added in recent years adjacent to the street glazing, but there is still a fine sense of space within the hall. A well proportioned and well detailed building.

Listing NGR: TQ4441784334

2.2.7 According to the original drawings the station was partly finished internally in grey and white tiles. The interior of the building has been much altered over the past 50 years, however there is potential to both adapt the building to accommodate anticipated future passenger numbers and to reinvigorate the station and restore the building's open feel.



Figure 9: An internal view of Barking Station, around 1961

2.2.8 The main building was conceived as a light expansive space dominated by glazing and open space. A well-proportioned building, the design of the station provided users with a sense of height, light and space.

2.2.9 Since the station was developed a number of changes have been made to the interior of the main station building these include:

- The retail unit on the frontage between the groups of doors, and the block that was originally the Enquiry and Parcels Offices, have been replaced by modern structures with larger footprints. Consequently, more of the concourse is now occupied by development than the original design envisaged. The retail development has also narrowed the width of the entrances, reducing the Station's capacity to below that originally intended despite passenger numbers increasing.
- One of the two original ticket barrier openings has been blocked by retail units.
- The original design included three bays of doors at each end of the building. Since then, these have been reduced to one bay of doors at each end.
- The upper glazing is now largely obscured by advertising boards and information screens.

- The concrete supports and features are discoloured.
- New lighting has been installed to compensate for loss of natural lighting.

2.2.10 The 1960s buildings on either side of the station (Figure 10) do not have heritage status, however they were conceived at the same time as the station and, as with the retail units at Station Parade, form part of the overall vision for the 1959-1963 Station Masterplan.



Figure 10: Trocoll House (BS4) and Roding House (BS9) form bookends to the main station



Baptist Tabernacle

2.2.11 The grade II listed Baptist Tabernacle. This is an important local landmark. Designed by Holliday and Greenwood, it was built in 1893 in the Renaissance style. The immediate public realm could be enhanced with sensitive treatment to improve the setting of the grade II listed building.



The Barking Tap

2.2.12 The Barking Tap is a locally listed Victorian building and a prominent feature on Linton Road. Dating from 1894, it is all that remains of the Barking Brewery, which was one of the traditional industries of the town.



Station Parade

2.2.13 Units 1 – 9 Station Parade, whilst in a poor state of repair, are some of the last historic buildings in the Town Centre predating World War I. The distinct urban grain and brickwork are a recognisable feature of the high street. These buildings lie within the Abbey and Barking Town Centre Conservation Area.



2.3: Barking Station Today

2.3.1 In this chapter a number of the key challenges and opportunities facing the station area and its immediate surrounds are identified and visually presented to set the context for the Masterplan.

Challenges



Poor arrival experience at Barking Station does not build any expectation of a quality town centre.



Dominance of transport infrastructure.



Physical clutter combined with narrow pavements create a sense of confusion.



Conflict between pedestrians and vehicular traffic.



Overcrowding of narrow pavements on either side of Station Parade at peak times.



Key walking routes are poorly overlooked, lacking active frontages and natural surveillance.



Primary bus routes conflict with the major pedestrian desire line between the Station and East Street.



High levels of informal crossing between public transport stops.



Poor quality public realm visually detracts from the area.



Narrow entrances and extensive retail units exacerbate overcrowding on the concourse.



Lack of cycle parking.



Poor quality building stock does not have a positive impact on the character of Station Parade.



An incoherent mixture of street furniture - litter bins, public toilets and service cabinets break up the public space and are poorly maintained.



Barking edges. The north-west corner of the Masterplan area is poorly defined.

Opportunities



Barking is a local transport hub. It is served by London Underground, London Overground, National Rail operator c2c and many London Bus routes. A frequent service to Central London is only 15 minutes by train.



A range of high quality development is located within the Station's walking catchment.



Under-realised historic assets.



Barking Central, a mix of old and new. Recent development signifies how distinctive buildings and public spaces can transform and work sensitively to unite existing historic architecture.



New paving, street furniture and a new road layout to accommodate the new ELT1 at the southern end of Station Parade and Ripple Road.



The fine street grain of Station Parade needs to be maintained and enhanced to ensure connectivity and local character is retained.



Public art has been used throughout the town centre. This includes temporary installations.



The curvature of the buildings surrounding the old bandstand create a significant space.



New homes at William Street Quarter present the opportunity to improve pedestrian links to this and surrounding residential areas.



East Street Market. The market is an integral part of the social vitality of Barking Town Centre.

2.4: Masterplan Objectives

Aim: Ensure that the plans for the Barking Station area contribute to the sustainable economic regeneration of the town centre by improving the station and interchange so they are fit for the future. Creating inspirational low carbon buildings and spaces which symbolise the importance of this gateway. Drawing on and enhancing the area's existing heritage assets, the Masterplan will make it easier and safer for people to move around and contain a vital mix of retail and commercial uses which will enliven the street scene and increase employment opportunities for local people.

OBJECTIVE 1: Commerce and leisure

Restore Barking's position as an important retail destination. Create more jobs by increasing the low representation of high street multiples to compliment the town centre's strong and independent retail offer, including delivery of an anchor department store on Station Parade. Capitalise on Barking's excellent transport links, its proximity to the Olympic Park and the facilities and services offered by the Barking Enterprise Centre by improving the quality of office and business space and attracting new visitor accommodation.

OBJECTIVE 2: Housing

Increase the numbers of people living in the station area by providing high quality places to live. Make sure that a significant proportion of these are affordable to local people.

OBJECTIVE 3: Place

Make the station area a place where people want to visit and feel safe by revitalising existing heritage assets, conserving and enhancing the area's history to inspire the creation of buildings and places which are cherished in the future. Create a station quarter which uses energy and resources efficiently. Improve legibility and provide a sense of security.

OBJECTIVE 4: Movement

Reinvigorate Barking Station so it can cope with the increasing demands which will be placed on it, by restoring the station's open feel and celebrating its architecture. Provide step free access to all platforms and improve the quality of interchange between different modes of transport. Significantly increase the ease with which pedestrians and cyclists can use and navigate the area.

OBJECTIVE 5: Spaces

Make the station area a place where pedestrians come first by increasing the extent of the public realm, particularly outside the station. Remove street clutter, improve signage and reduce conflict with motorised transport. Create inspirational spaces which enhance the historic context of the area, green the urban environment and minimise redundant space.

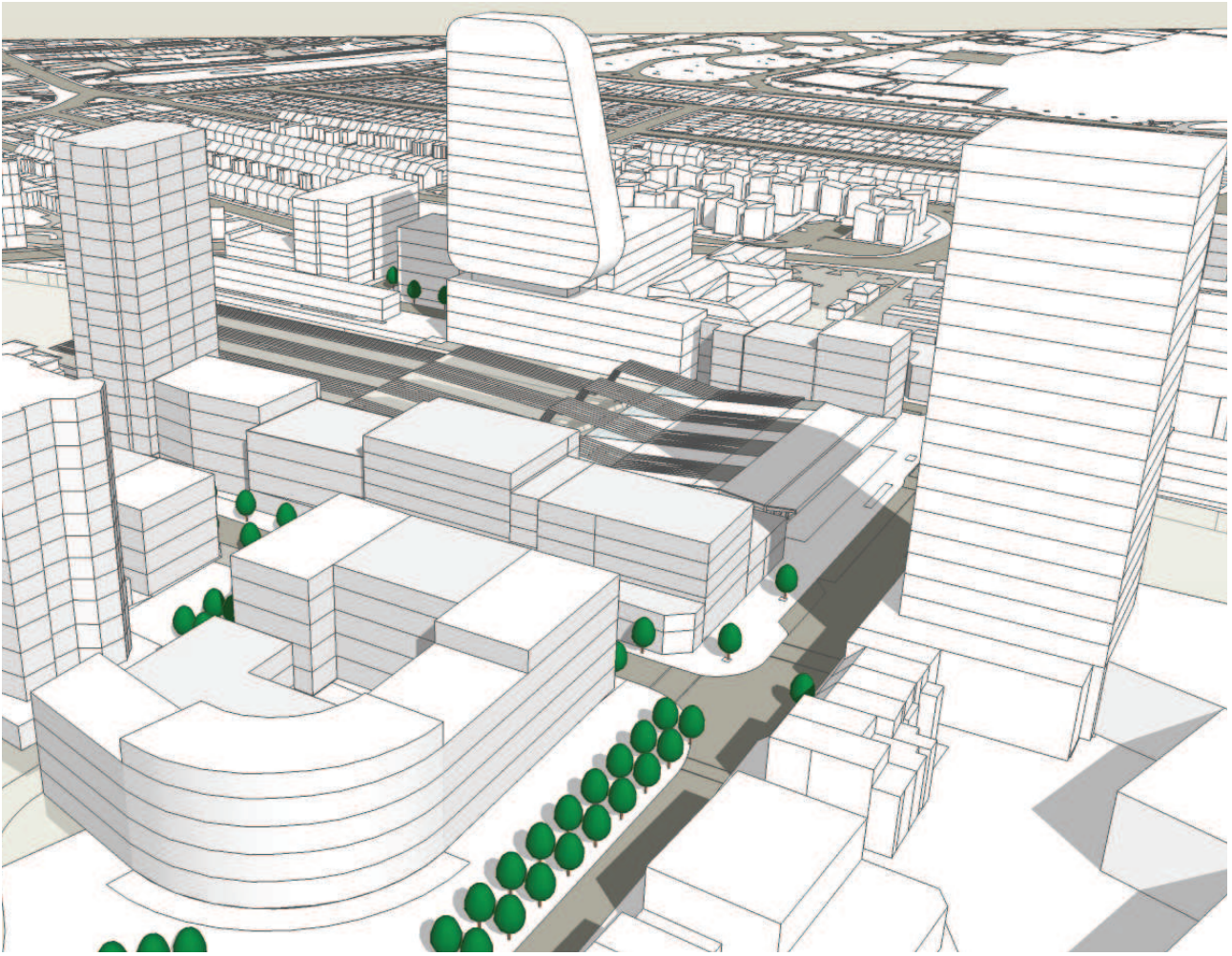


Figure 11: Illustrative Model View of the Barking Station Masterplan (Indicative Only)

2.5: Community Consultation

2.5.1 The process of creating a masterplan for the Barking Station area has involved consultation with stakeholders and councillors at the different stages of the visioning process to ensure that the SPD reflects the aspirations of key parties.

2.5.2 The draft Masterplan was consulted on between 19 July and 13 September 2011. The consultation was in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (the regulations) and the Council's adopted Statement of Community Involvement. Further to this, the Council consulted local land owners in the Station Masterplan area to ensure that a response was received from these landowners; consultation to this group was extended to 2 November 2011. The Masterplan was also presented to the Barking Town Centre Working Group at its meeting in March 2011, members were reminded to participate in the consultation at the July 2011 meeting.

2.5.2 Prior to this, the following consultation took place:

Transport for London has had input with respect to the bus network, the public carriageway, freight infrastructure and other public transport infrastructure. Other important stakeholders involved with the project early on include the London Thames Gateway Development Corporation, c2c/NEx, Design for London and the Homes and Community Agency.

Barking Station Forecourt Improvements

2.5.3 Prior to consultation on the draft SPD in 2011, particular elements of the SPD were more advanced than others. Implementation of BS2: Barking Station Forecourt is one of the most advanced site allocations in the Masterplan. The Council undertook public consultation on this element over two days in March 2010. Held in Barking Station, officers provided background information to the scheme and exchanged ideas with the various groups of people using the station. Participants included pedestrians, cyclists, bus passengers, train/underground passengers and private vehicle users.

2.5.4 The themes arising from this consultation were:

- Overcrowding and pedestrian congestion
- Lack of waiting spaces for buses
- Security concerns and poor lighting
- Narrow access points into the station

2.5.5 The primary requirements which came through from the public were:

- Create a safer environment
- Better shelters and regular buses
- Move bus shelters away from the doors
- Make the station accessible to all (DDA compliant)

Residents Urban Design Forum

2.5.6 In December 2010, planning officers at LBBD consulted the Barking and Dagenham Residents Urban Design Forum (RUDF) on the main elements of the emerging draft SPD. The RUDF is a group of residents who have been trained to provide the Council with guidance on development schemes coming forward in the borough. The Forum is intended as a means of opening up the planning and development process and specifically urban design decisions to the community.

2.5.7 The main points raised by the Residents Urban Design Forum were as follows:

Barking Station Forecourt Improvements

- The bus stop arrangement is very confusing, with lots of people moving in different directions
- The location of the bus stops is not obvious
- There is a need for more pavement space outside the station
- A separate waiting area for buses would improve the congestion
- The proposed relocation of the taxi rank to Wakering Road is a good idea

Barking Station Renovation

- A need for better access, the Station is not user friendly
- Concern about the darkness of the south eastern part of the platforms. This is not a popular area when waiting for trains
- A de-cluttered station concourse would be a huge improvement. It needs to be much more legible, allowing you to see the information boards more clearly
- The longer term aspiration to have one central entrance would make a vast improvement
- Provide centralised seating on the concourse, so that you can see people you are meeting coming out of the station. This could be around a feature such as a clock
- There must be clear information boards for people who do not know Barking
- The extended concourse (over bridge extension) looks good because it appears to be light and airy
- The new platforms should be covered because when they are wet it can be dangerous
- Where would the ticket machines be on the concourse? This needs to be thought about in terms of dispersing people across the space so that there is no conflict with the entrance(s) to the station

Bus Movement

- The pedestrian crossing at Cambridge Road/Station Parade causes delays to buses. It would be better to have a direct route
- It would make sense to have a new bus stop outside of the new anchor retail store to encourage shoppers into East Street

Heritage Assets

- Good to see that there is a mixture of refurbishment and new development in the draft plans

Office Development

- Wigham House A and B seem to currently have empty / to let office accommodation. Why is this, how is this situation improved?

2.6: Planning Policy

2.6.1 The Barking Station Masterplan SPD is part of a broader spatial strategy for the Borough. The SPD sets out the Council's overall guidance for the site allocation BTCSSA3 of the Barking Town Centre Area Action Plan (2011). The Masterplan reflects and provides further detail on three adopted planning policy documents and should be read alongside these key Development Plan Documents (DPDs):

- Core Strategy (2010)
- Barking Town Centre Area Action Plan (2011)
- Borough Wide Development Policies (2011)

2.6.2 The SPD does not have the same status as the development plan but it is an important material consideration in the determination of planning applications.

2.6.3 The provisions of this SPD will be implemented through the development management process and the determination of applications in the Barking Station Masterplan area and will also provide the basis for securing external funding

2.6.4 This document is intended to complement rather than duplicate other planning documents. In addition to the three listed DPDs, the Masterplan has been informed by the following national, regional and local planning documents and best practice guidance:

National

- Planning Policy Statement 1 (PPS1): Delivering Sustainable Communities
- Planning Policy Statement 3 (PPS3): Housing
- Planning Policy Statement 4 (PPS4): Planning for Sustainable Economic Growth
- Planning Policy Statement 5 (PPS5): Planning for the Historic Environment
- Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation
- Planning Policy Guidance 13 (PPG13): Transport
- Planning Policy Statement 23 (PPS23): Planning and Pollution Control
- Planning Policy Statement 25 (PPS25): Development and Flood Risk
- DETR – By Design: Urban Design in the Planning System: Towards Better Practice
- The Urban Design Compendium and Urban Design Compendium 2
- Manual for Streets, Department for Transport (2007)
- Manual for Streets 2, Department for Transport (2010)
- English Heritage: Streets for All (2005)
- English Heritage / CABE: Guidance on Tall Buildings (2007)
- English Heritage: Understanding Place, Historic Assessments: Principles and Practice (2010)

Regional

- The London Plan (2011)
- Planning for a Better London (2008) Mayor's Transport Strategy (2010)
- Sub-Regional Development Framework, East London (2006)
- Transport for London Streetscape Guidance (2009)
- Streets for All (2005)
- Transport for London: Making London a Walkable City (2004)

- TfL Interchange Best Practice Guidelines (2009)

Local

- Abbey and Barking Town Centre Conservation Area Appraisal (2009)
- Urban Design Guidance for Barking Town Centre AAP Draft SPD (2009)
- Urban Design Framework SPD (2007)
- Saturation Point: Addressing the health impacts of hot food takeaway SPD (2010)
- Biodiversity, How Biodiversity can be protected and enhanced in the development process Draft SPD (2010)
- Trees and Development Draft SPD (2010)
- Barking Code (2010)
- Urban Design Principles, Barking Town Centre, Allies and Morrison Architects (2006)
- Local Implementation Plan (LIP1 and LIP2)
- Barking and Dagenham Local Strategic Partnership's Community Plan (2009)

Status

- 2.6.5** The SPD has been put together in accordance with the framework provided in the Government's Planning Policy Statement 12: Local Spatial Planning (2008). The Statutory Development Plan is the starting point when determining planning applications for the development or use of land. The Development Plan consists of The London Plan (2011) and the London Borough of Barking and Dagenham's Development Plan Documents (DPDs).

Chapter 3

Barking Station Interchange: Masterplan

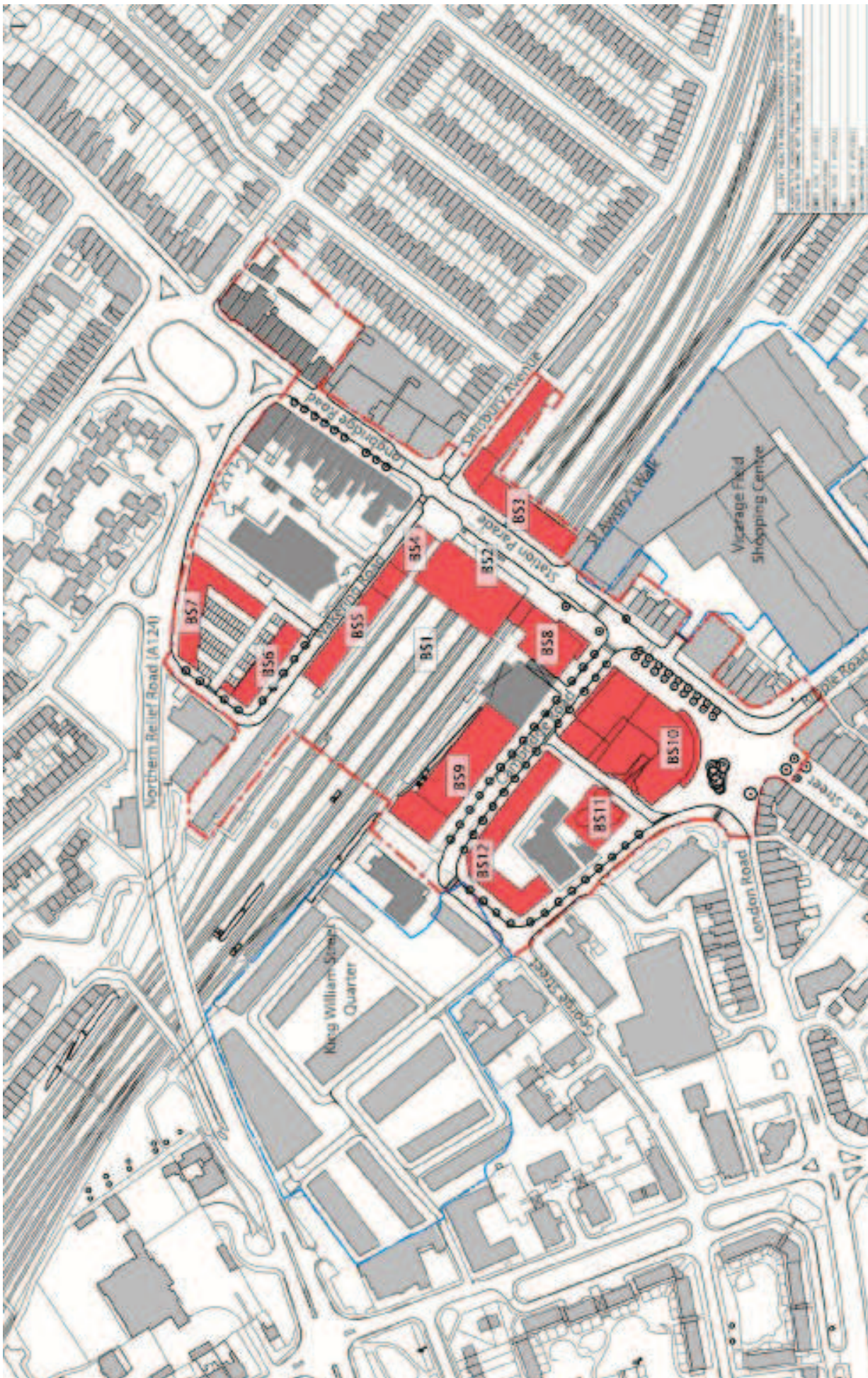


Figure 12: The Barking Station Masterplan

3.1 Planning Principles

3.1.1 This first section of Chapter 3 highlights locally specific design and planning considerations, which must be satisfied when delivering a scheme in the Station Masterplan area. Objective 4: Movement (3.2), Objective 5: Spaces (3.3) and tall buildings (3.4) are to be considered separately owing to the importance of each of these elements in the future success of the station area.

3.1.2 The Barking Station Masterplan provides more detail on the implementation of site allocation BTCSSA3: Barking Station, of the Barking Town Centre Area Action Plan (2011). It should be impressed that this SPD is part of a suite of documents that need to be considered as a whole. The Core Strategy (2010), the Borough Wide Development Policies DPD (2011) and the Barking Town Centre Area Action Plan (2011) all contain policies, which provide guidance on principles such good urban design, tall buildings, conservation and sustainability. In accordance with government advice, these policies are not duplicated within this Masterplan.

3.1.3 The Station Masterplan does not seek to provide definitive designs for site allocations nor does it set specific storey heights for individual buildings or stipulate exacting material choices for public realm interventions. Instead, this section seeks to convey a shared set of principles to guide development in the Station Masterplan area.

Compatible land uses

3.1.4 The Barking Station Masterplan area will accommodate the following⁹:

- 400-500 new homes
- 7,000 sq.m additional shopping space (net)
- 30,000 sq.m additional office space
- A new civic square
- Improvements to transport connections, including renovation of the grade II listed station, improved bus links, cycle facilities and the pedestrian environment

3.1.5 The Thames Gateway is a focus for delivering a significant number of new homes. The London Plan defines the need to make optimum use of sites in areas with good public transport and community facilities. As such, Barking Town Centre will play a major role in delivering additional residential accommodation. The Barking Town Centre Area Action Plan (2011) and the Core Strategy (2010) set out that the wider town centre will provide some 6,000 quality new homes, including provision of affordable housing. Homes in the Barking Station Masterplan area must be of exceptional quality, providing enough space in dwellings with adequate room sizes and storage to ensure they can be used flexibly and by a range of residents.

⁹ The figures provided here reflect those of the Barking Town Centre Area Action Plan (BTCAAP, 2011) and indicate additional floorspace only (not refurbished accommodation). The BTCAAP sets out that there is capacity in the Masterplan area for 2,000 sq.m of additional retail space until 2016 (reflecting the Barking Town Centre Retail Study Update, 2009) and a total of 7,000 sq.m over the Plan period (until 2025).

3.1.6 The Station Masterplan area needs to provide a range of retail units from small, medium and large to ensure a healthy balance between independent and large multiples. Barking is defined in the London Plan as a Major Centre. In contrast to other comparable shopping destinations Barking has a relative undersupply of multiple retailers¹⁰. This is particularly apparent in the comparison goods sector. The town centre has a strong independent retail presence, this is a positive quality but if Barking is to prosper it needs to attract a greater diversity of national multiples.

3.1.7 The office fabric in Barking Town Centre is outdated and of poor quality¹¹. Whilst the office stock in the Station area is suitable for the current demand, there is a need to improve the quality of existing accommodation and to make provision for future demand.

3.1.8 The figures below illustrate the proposed arrangement of land uses:

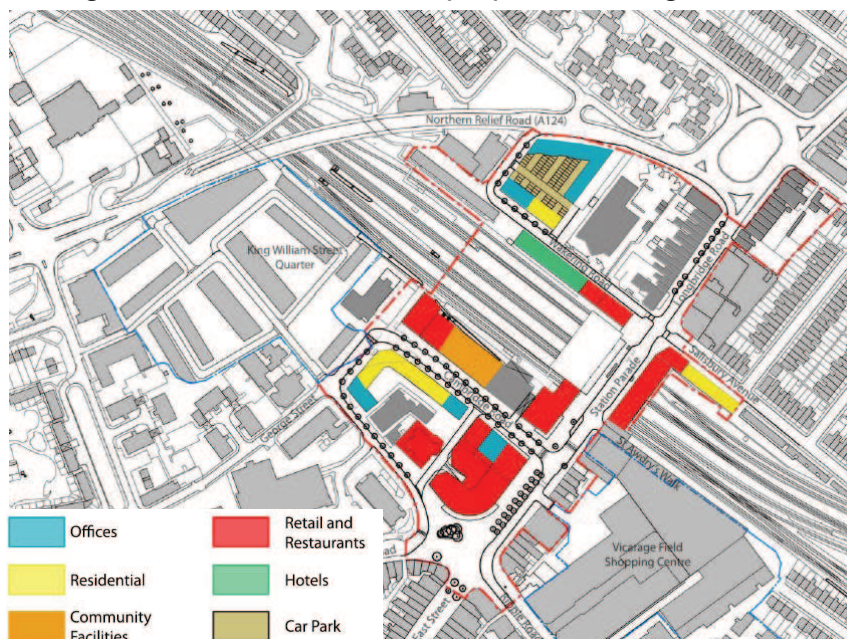


Figure 13: Predominant ground floor land use

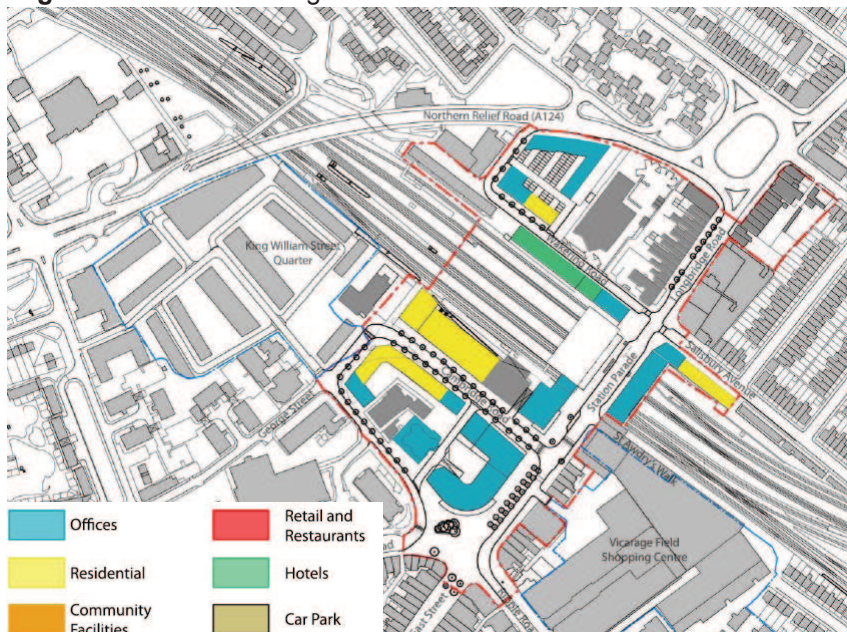


Figure 14: Predominant land use above ground floor

Objective 1: Commerce and Leisure

A vibrant major centre

3.1.9 The Masterplan must deliver a station area which meets the needs of those living in and around, working and visiting the town centre and to encourage new residents, businesses and retailers to Barking. To help achieve this new buildings should provide active frontages at the ground floor and be designed to ensure that there is overlooking from windows and balconies into the spaces outside and below.

3.1.10 Building on the success of recent development at Barking Central, schemes should be designed to feel safe both during the day and at night. The design and landscaping of developments should reduce possible hiding places to reduce crime and the fear of crime in the area. When designing schemes crime should be considered to ensure that a positive image is promoted and that new developments foster a safe and secure environment.

Developing a strong evening economy

3.1.11 Improving the range of evening activities in Barking Town Centre is fundamental to the success of the Station Masterplan area. Evening activities will enhance the vibrancy of Barking Town Centre beyond normal working hours making the area a more attractive place to live and work.

Objective 2: Housing

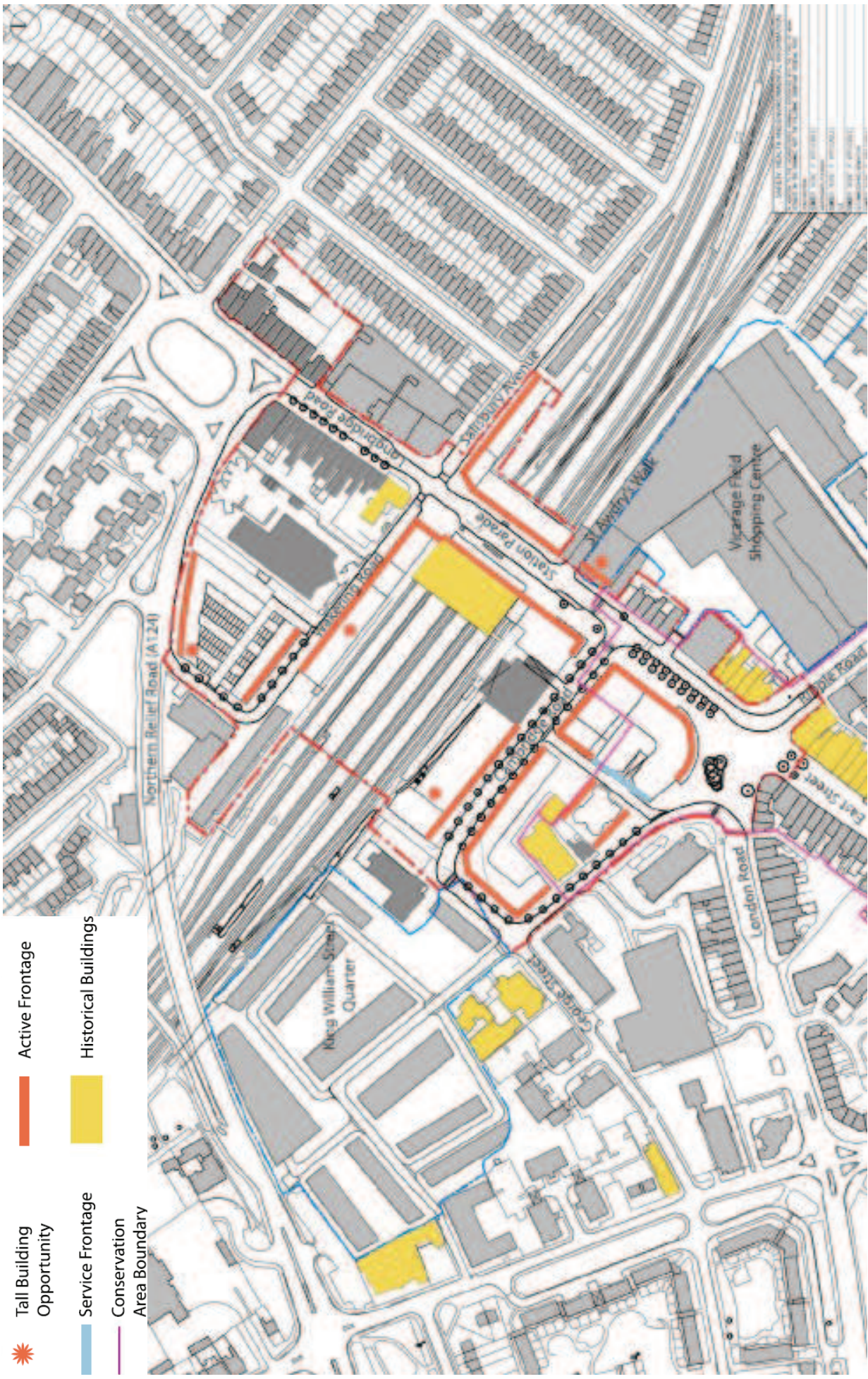
A place to live and work

3.1.12 The introduction of new residential and office accommodation in the Masterplan area will provide added vitality to the town centre. Mixed-use development will make the station area a dynamic and exciting place to live and work. Greater numbers of people in the station area will sustain and drive improvements to the retail and leisure environment making it a place where people will want to dwell and spend more time.

3.1.13 It is imperative that new homes coming forward in the Station Masterplan area are of an exceptional standard. It is especially important in flatted developments that the design of homes incorporates adequate storage and secure cycle parking. Homes must conform to the space standards set out in Policy BP6: Internal Space Standards of the Borough Wide Development Policies DPD (2011). The standards set out here are broadly consistent with those in the Mayor's London Housing Design Guide (2010). Should the GLA standards be adopted as supplementary planning guidance to the London Plan, it is considered acceptable for developers to follow the Mayor's approach instead of that set out under Policy BP6.

¹⁰ Barking Town Centre, Retail Study Update 2009, King Sturge LPP

¹¹ Demand for Office Use in Barking Town Centre, April 2008, King Sturge
Barking Stage 3 Market Analysis and Scenario Review, February 2010, Savills



-  Tall Building Opportunity
-  Service Frontage
-  Active Frontage
-  Historical Buildings
-  Conservation Area Boundary
-  Area Boundary

Figure 15: Planning Principles

Objective 3: Place

Locally distinctive character

- 3.1.14** New buildings should engage with the existing urban structure. Schemes should strengthen local character and positively engage with the Abbey and Barking Town Centre Conservation Area and the statutory and locally listed buildings in the station quarter. Development in the Station Masterplan area should draw upon and reveal the heritage assets already in place. More detailed information on urban design and appropriate interventions can be found in the Barking Town Centre Area Action Plan (2011) and the Borough Wide Development Policies DPD (2011).
- 3.1.15** The design of shop fronts within the Barking Station Masterplan is an area where more control is needed. The explosion of neon and badly located signage in the station area currently detracts from the architecture of the high street, creating a cluttered and overly busy environment. Shop frontages coming forward must accord with Policy BP7 of the Borough Wide Development Policies DPD. The design of shop fronts should harmonise with the character of the building. Fascias should be contained within the shop front surround; the Council will also discourage neon and flashing signs. The placement of projecting signage should also relate to the appearance of the surrounding area and not be sited at variant heights as this too has created a discordant street scene.
- 3.1.16** Development in the Masterplan area should try to conserve and enhance the nature of Barking Town Centre and its fine grain of shop frontages. Where larger retail floorplates are proposed, the design should be sympathetic to the character of the town centre's existing street pattern.

Key views and vistas

- 3.1.17** Barking's natural topography is relatively flat, limiting the opportunities for views within the Barking Masterplan SPD area.
- 3.1.18** The two buildings flanking Barking Station are set back from Station Parade. This enables clear views of the Station both from East Street / Station Parade and Longbridge Road. These setbacks should be preserved in any redevelopment, ensuring the retention of these views.
- 3.1.19** The main views include:
- 360 degree views from junction of Station Parade, London Road and Ripple Road, north along Station Parade, east along Ripple Road and west along Linton Road.
 - From Town Quay across Abbey Green towards St Margaret's Church and Barking Town Hall.
 - From the Ripple Road entrance of Vicarage Fields shopping centre to the Police Station and JD Sports.
- 3.1.20** Longer views include:
- From the A406 across Town Quay towards St Margaret's Church and the Town Hall.
 - From the bridge on the A13 which crosses the River Roding towards the Town Centre and the clock tower.

Creating a healthy town centre

- 3.1.21** It is also important that the Masterplan promotes healthy lifestyles by encouraging walking, cycling and leisure pursuits that help to prevent obesity and weight problems. Schemes should make it easy for people to choose to move around either on foot or by bike. The provision of good quality public space will directly improve the quality of life for those living and working in the area by facilitating a more outdoor lifestyle and providing a calming environment¹³.
- 3.1.22** The Masterplan area is located in the 'Hot Food Takeaway Exclusion Zone' set out in the SPD 'Saturation Point', 2010. As such, no new hot food takeaways will be able to come forward in the Station Masterplan area. Saturation Point is part of a wider Council strategy to reduce the high levels of obesity in the borough.

Sustainability

- 3.1.23** Sustainable development is a core principle underpinning the Masterplan which aims to create a station quarter which uses energy and resources efficiently. The Council aspires for Barking Town Centre to be an environmental exemplar, raising the quality of life for the local community now and in the future. In 2005 Barking Town Centre was designated as an Energy Action Area under the Energy Action Areas programme launched by the GLA. The town centre was re-classified as a Mayoral Low Carbon Zone in 2009. The purpose of the Low Carbon Zone is to achieve carbon reduction targets through joint working between the local authority, the community and developers.
- 3.1.24** As part of this, the Council will expect sites in the Masterplan area to incorporate decentralised heating/energy systems. This will be subject to the heat load demand of the proposed development being appropriate. Any decentralised energy systems should be made technically compatible with the London Thames Gateway Heat Network. Where decentralised energy systems are incorporated, on-site renewables should be electricity generating only.
- 3.1.25** Schemes should respond to the surrounding environment both urban and natural. Buildings should use energy efficiently and incorporate the following measures:
- Built to high standards of sustainable design and construction
 - Minimise CO² emissions
 - Apply the sequential approach to preserving and enhancing the natural environment
 - Be designed around the needs of pedestrians and cyclists
 - Mitigate noise
 - Not cause a breach of air quality standards
- 3.1.26** Any proposed development will need to assess whether the land is contaminated in order to ensure that the ground water, which in the Barking area is abstracted locally for public water supply, is protected from pollution.

- 3.1.27** Development will need to comply with the Borough Wide Development Policies DPD (2011). The Council also desire schemes in the Masterplan to achieve the following:
- Respond to solar orientation. Minimise single aspect homes, particularly

¹² Sustainable places for health and well-being, CABE, 2009

- those which face south or north
- Maximise natural light and ventilation. Orientate and arrange buildings to manage solar heat gain
- Be designed for passive energy efficiency
- Use construction material manufactured from recycled or renewable resources
- Re-use and refurbish, where possible, appropriate existing buildings and infrastructure
- Incorporate features such as photovoltaics, green walls and brown or green roofs
- Provide sustainable urban drainage systems where appropriate
- Employ grey water recycling where appropriate

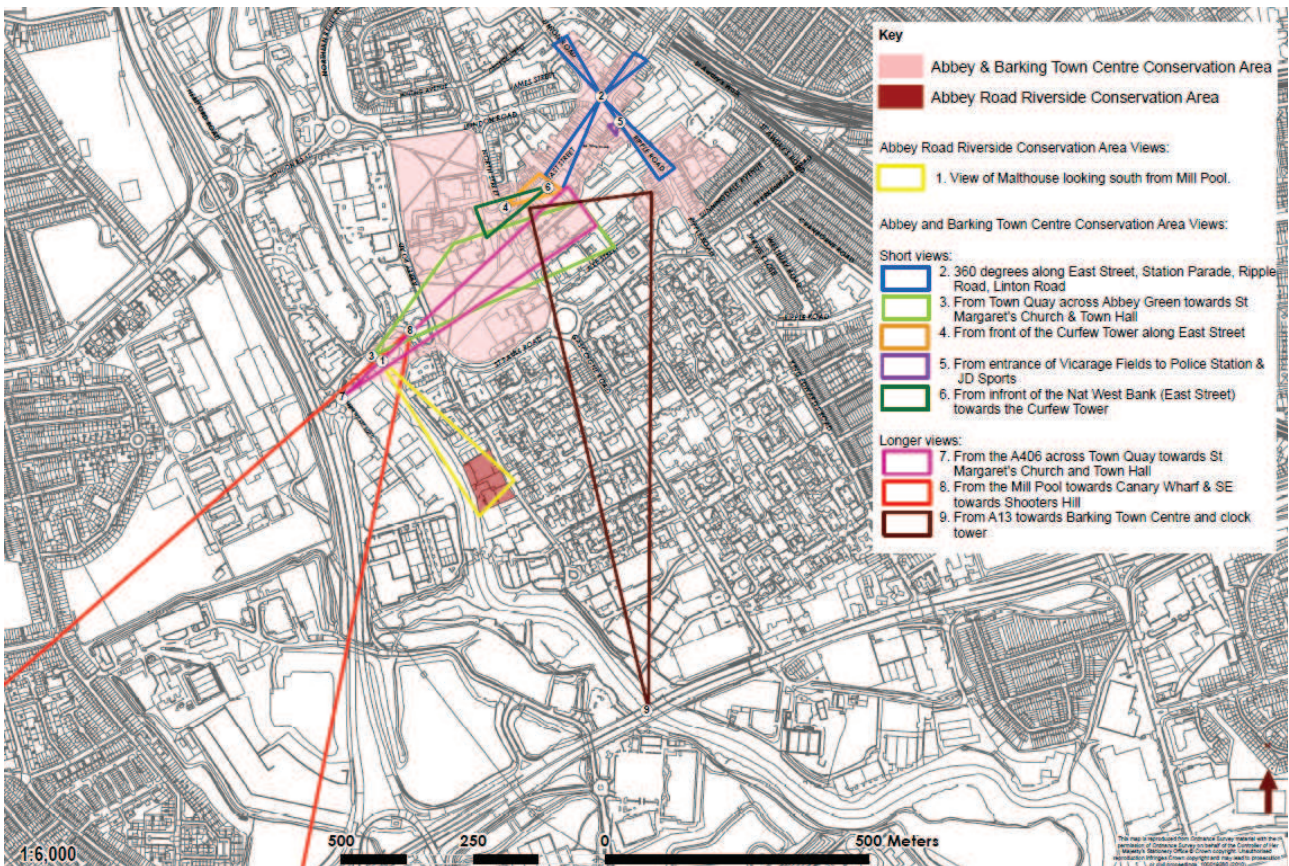


Figure 16: Key views and vistas in the wider Barking Town Centre setting

Planning Policy Reference
Core Strategy DPD
CM1: General Principles for Development
CM2: Managing Housing Growth
CM3: Green Belt and Public Open Space
CM5: Town Centre Hierarchy
CR1: Climate Change and Environmental Management
CR2: Preserving and Enhancing the Natural Environment
CR3: Sustainable Waste Management
CR4: Flood Management
CC1: Family Housing
CC2: Social Infrastructure to Meet Community Needs

CE1: Vibrant and Prosperous Town Centres
CE2: Location of Office Development
CP1: Vibrant Culture and Tourism
CP2: Protecting and Promoting our Historic Environment
CP3: High Quality Built Environment

Barking Town Centre Area Action Plan

BTC1: Additional Shopping Floorspace
BTC2: Primary and Secondary Shopping Frontages
BTC3: Office Development
BTC4: Hotel Development
BTC5: Leisure Uses and the Evening Economy
BTC6: Barking as a Visitor Destination
BTC13: Housing Supply
BTC14: Estate Regeneration
BTC15: Social Infrastructure and Community Facilities
BTC16: Urban Design
BTC19: Heritage and the Historic Environment
BTC22: Sustainable Energy
BTCSSA3: Barking Station

Borough Wide Development Policies DPD

BR1: Environmental Building Standards
BR2: Energy and On-Site Renewables
BR3: Greening the Urban Environment
BR4: Water Resource Management
BR11: Walking and Cycling
BR13: Noise Mitigation
BR14: Air Quality
BE1: Protection of Retail Uses
BE2: Development in Town Centres
BE4: Managing the Evening Economy
BE5: Offices – Design and Change of Use
BC1: Delivering Affordable Housing
BC2: Accessible and Adoptable Housing
BC6: Loss of Community Facilities
BC7: Crime Prevention
BC8: Mixed Use Development
BC9: Live-Work Units
BC10: The Health Impacts of Development
BC11: Utilities
BP1: Culture, Leisure and Tourism
BP2: Conservation Areas and Listed Buildings
BP3: Archaeology
BP5: External Amenity Space
BP7: Advertisement Control
BP8 Protecting Residential Amenity
BP10: Housing Density
BP11: Urban Design

Abbey and Barking Town Centre Conservation Area Appraisal

3.2 Objective 4: Movement

- 3.2.1** Integral to the success of the SPD is improving the means by which people move through the Station Masterplan area; whether by foot, cycle, public transport or car.
- 3.2.2** The ease by which people can make connections to Barking Station and the type of environment created in the surrounds will very much depend on transport layout, the pedestrian environment and use of the public realm to ease conflicts.
- 3.2.3** With 3.7 million people already travelling through Barking Station every year, this figure is likely to significantly increase over the next decade. Barking Station will also serve as an important transport hub to support the proposed growth in the London Riverside area, which is being proposed in the emerging London Riverside Opportunity Area Planning Framework (OAPF). Forecasts from TfL's public transport model (Regional Railplan) suggest that from 2007 to 2031, the number of alighters at Barking Station will increase by 70 percent while the number of boarders by 130 percent, in morning peak. Analysis of these forecasts suggests the need for more capacity at the gatelines and ticket hall in order to accommodate this increased use. Whilst the area is well connected by public transport links, the visual environment, street clutter and narrow pavements outside Barking Station make for a very poor arrival experience. There is little space for people to enjoy their surroundings and the lack of clear wayfinding often leads to conflict between pedestrians and vehicles. Key site allocations which aim to deliver improvements to the station quarter include BS1: Barking Station Renovation and BS2: Barking Station Forecourt Improvements, please see Chapter 4 of this document for more detail of these schemes.
- 3.2.4** A key aim of the Masterplan is to reduce the negative impacts of traffic and to give priority to the pedestrian and public transport. It is important that new transport infrastructure is sensitive to its historic context in terms of design and materials.

Pedestrians

- 3.2.5** De-cluttering the Station Forecourt (BS2) and Station Parade will increase permeability and legibility. Improvements made to the walking environment will make it easier for people to move around the whole of the station area. The choice of materials introduced to the streetscape should comply with the Barking Code and must be convenient for wheelchair users, people with impaired vision and those using pushchairs. The Station Forecourt (BS2) works will deliver three 'Legible London' wayfinding signs. This is a clear and intuitive mapping system which is already being provided in Central London.
- 3.2.6** The approved planning application for the refurbishment of the existing Vicarage Field shopping centre (BTCSSA10, of the Barking Town Centre Area Action Plan) has made provision for improvements to St. Awdry's Walk. This will see a change in the level of the route, to bring it flush with the proposed cafe uses in the shopping centre. This will enhance connectivity and the pedestrian environment providing a key link between the shopping centre and the railway station.

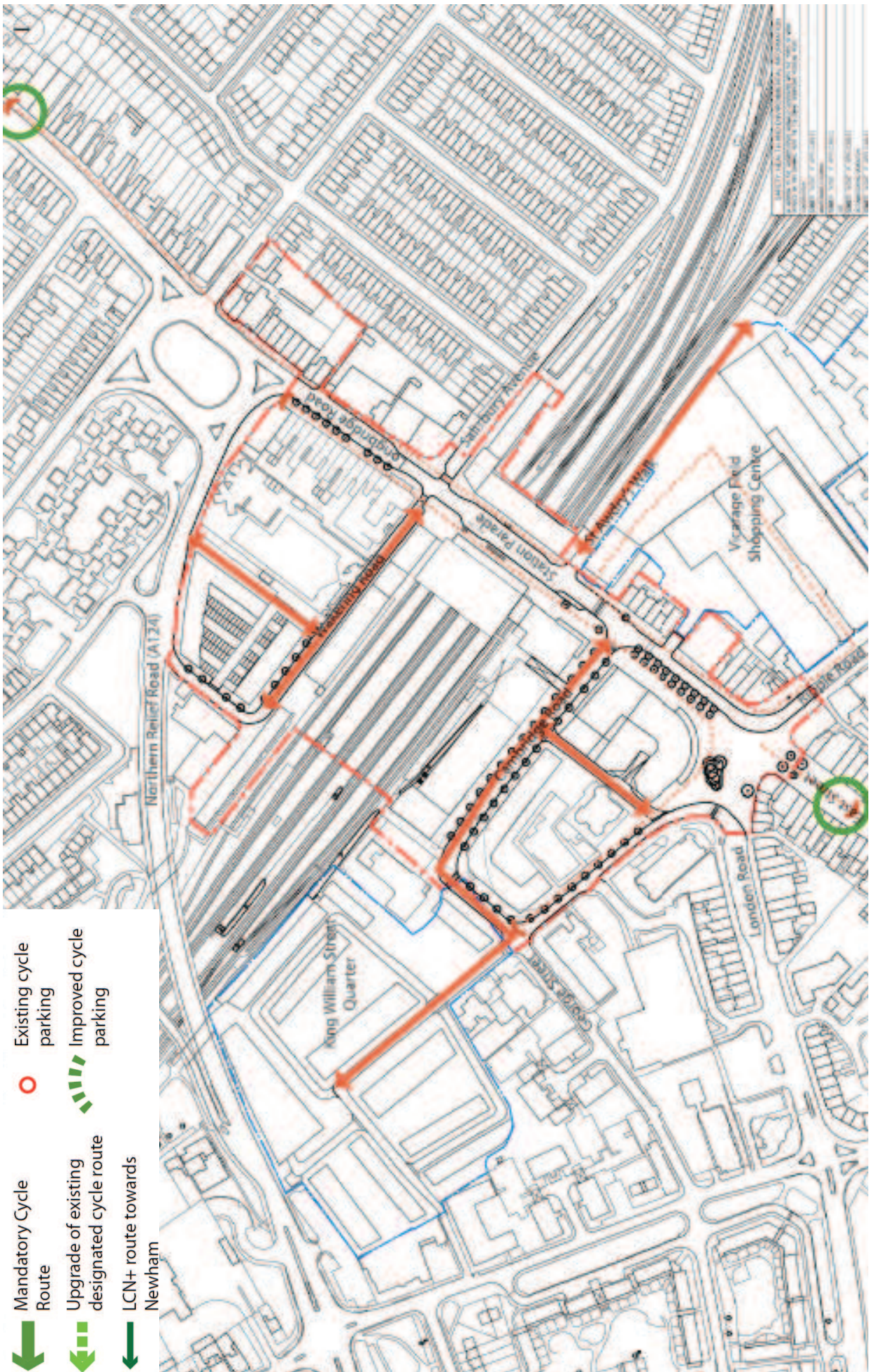


Figure 16: Pedestrian Links



Figure 17: Cycle Links

Cycling

3.2.7 In January 2010, Barking and Dagenham was awarded 'Outer London Biking Borough Status' by the Mayor of London and TfL. The London Biking Borough project actively encourages boroughs to create cycle hubs. These are places which are dedicated to promoting cycling and enabling people to get from A to B on their bikes. Barking Town Centre has been identified as a 'Cycle Hub'. The town centre provides a key destination within the borough with excellent transport links, retail, leisure and a flagship park surrounded by numerous residential properties within easy cycling distance. This makes Barking the perfect multipurpose cycling destination, covering commuter, social and leisure cycling. Funding was secured through the Outer London Biking Borough scheme to improve connectivity to the town centre, with improvements being made with links to the Cycle Super Highway and beyond. It is therefore imperative that developments coming forward in the Masterplan area provide secure cycle parking for residents and that office and larger retail schemes provide shower facilities for staff to encourage people to make more journeys by bike. Baseline analysis conducted for the Masterplan in 2008 found that there was low use of bicycles in the station area. This was surmised to be due to the lack of cycle parking in the station surrounds and the unfriendly street environment. Since this time, the numbers of people cycling in the town centre has increased year-on-year. Indeed, currently the cycle parking facilities at Barking Station are nearing capacity on a daily basis. The Station Forecourt (BS2) development will see an increased provision of on-street cycle parking, however further secured provision should also be delivered as part of the Barking Station Renovation (BS1). Increasing the numbers of cycle parking facilities, creating a cycle friendly environment and providing better links to key destinations, such as local schools, public buildings and surrounding residential areas, is crucial if connectivity is to be improved and people are to choose to travel by bike.

Buses

3.2.8 Improvements to the Station Forecourt (BS2) will see enhanced waiting facilities, improving access to Barking Station, and a more welcoming environment for passengers.

3.2.9 Bus standing facilities may also need to be increased to meet future demand. The Council will continue to work with TfL Buses to identify any future requirement for bus standing facilities. The Barking Town Centre Area Action Plan sets out, in the Reasoned Justification text to Policy BTC7: Improving Public Transport, that facilities for bus standing should be provided for in the Station Masterplan area. There is an existing bus standing facility within the Masterplan area on Longbridge Road, opposite the Spotted Dog pub. There is a further standing facility within the wider town centre area, at London Road. Increased bus stands are required in the town centre for a range of reasons, including:

- To enable parking and layover of buses
- To regulate service and frequencies
- Change drivers
- Allowing bus breaks
- Occasional need to turn buses round in case of disruption



Figure 18: Bus Links

3.2.10 Bus standing facilities are therefore as important as bus stops for the smooth operation of the bus network in Barking Town Centre. The number of stands required is related to the amount and frequency of bus routes. Future growth in the town centre bus network may therefore require provision of additional bus standing facilities in the Station Masterplan area. The Council will work with Transport for London to decide where this provision should be best located during the lifetime of the SPD.

Cars

3.2.11 Limited provision will be made outside the station for pick up/drop off. A car club already operates in the town centre and developments will be expected to consider the provision of car club bays. Given the excellent accessibility of the area (PTAL 6) schemes also have the potential to be car-free. Electrical vehicle charging points should be provided, where viable, within any new or enhanced parking provision.

Taxis

3.2.12 The proposals as part of the improvements to Barking Station Forecourt (BS2) include the relocation of the taxi lay-by to Wakering Road. Two bays will remain at the front of the station; these will also act as an accessible drop off point and loading bay. The re-provision of the majority of the taxi lay-by to Wakering Road will not only reduce pedestrian, vehicle conflict on Station Parade but will also provide a complimentary service to the proposed hotel development at site allocation BS5.

Barking Town Centre Transport Model

3.2.13 Transport for London and the Council have developed a transport model of the Barking Town Centre area. The VISSIM micro simulation traffic model is available to developers as a resource to test the transport impact of schemes proposed in the town centre area. The model will provide the Council with a consistent basis for assessing Transport Assessments and allow for a cumulative impact assessment approach. Transport for London (TfL) sub-regional models (highway and public transport) can also be utilised for testing the impact of large developments on the highway and public transport networks.

Planning Policy Reference

Core Strategy

CM4: Transport Links

Barking Town Centre Area Action Plan

BTC7: Improving Public Transport

BTC8: Traffic Management / Abbey Road Home Zone

BTC9: Town Centre Car Club

BTC10: Pedestrian Movement

BTC11: Cycling Facilities

BTC12: Off-Street Public Car Parking

Borough Wide Policies

BR9: Parking

BR10: Sustainable Transport

BR11: Walking and Cycling

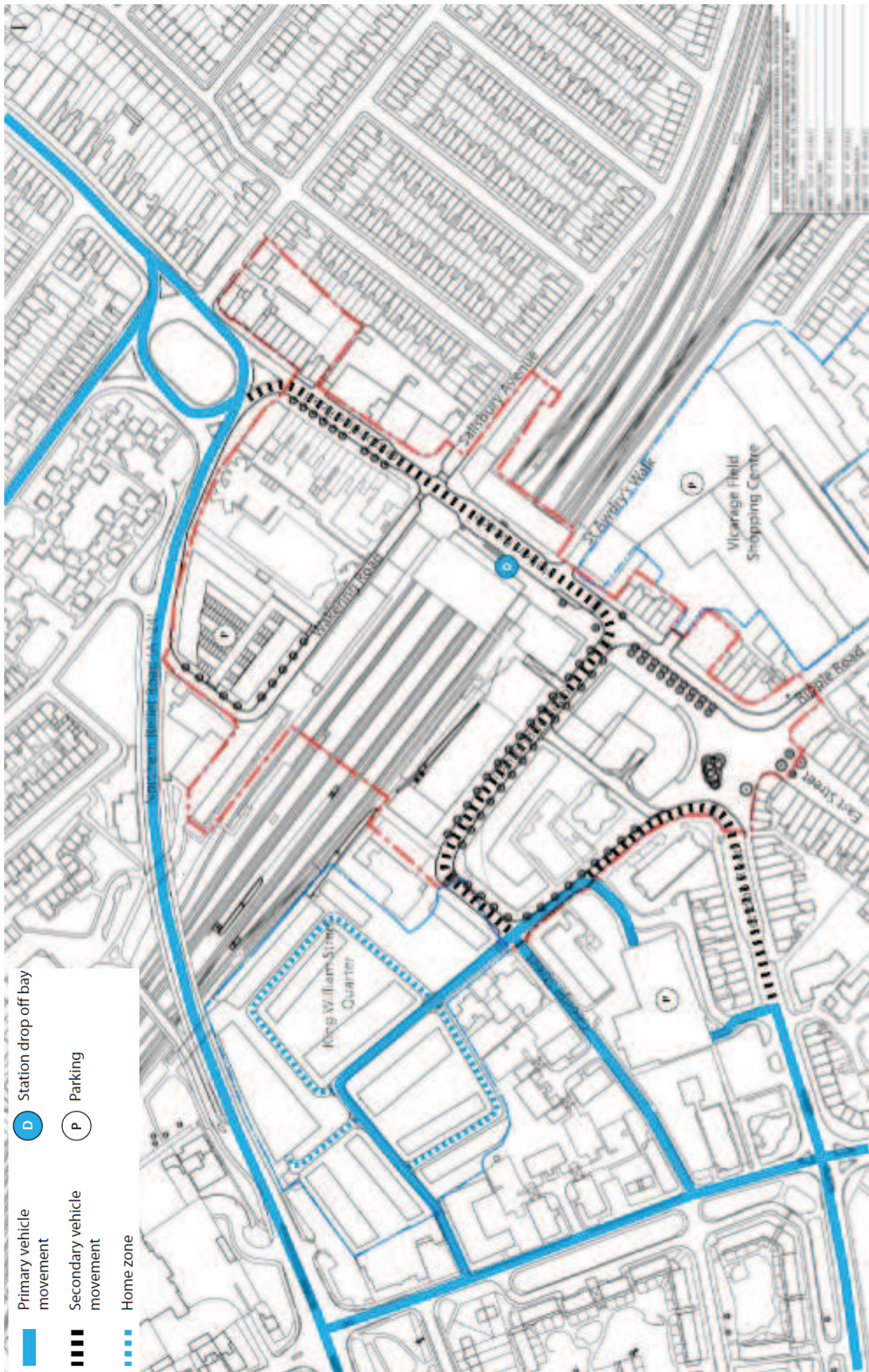


Figure 19: Vehicular Links

3.3 Objective 5: Spaces

3.3.1 New development around the station should be designed around an integrated public space that enhances the setting of the grade II listed station. A strong and unified public realm will vastly improve the visual connection between the station area and the rest of the town centre and in particular the distinctive civic heart at Barking Central.

3.3.2 Projects in the Station Masterplan should be guided by the principles of the Barking Code:

1. Use a simplified palette of quality materials and high quality of workmanship on site.
2. Create a simple and robust streetscape that acts as a foil for lyrical interventions.
3. Limit carbon footprint through the careful specification of materials.
4. Prioritise pedestrian movement over car use.
5. Enable equal and inclusive use and enjoyment of the public realm for all ages.
6. Including play as an essential dimension for the public realm.
7. Make ease of future maintenance an essential foundation for any proposal.
8. Enable events to take place through the provision of appropriate infrastructure.

Station Forecourt

3.3.3 The first project to come forward in the Station Masterplan is the delivery of improvements to the station forecourt area. This upgrade will see de-cluttering of the street environment and reorganisation of the bus standing facilities to give pedestrians priority and space to make arriving at Barking Station a more pleasurable experience. Cycling facilities, seating and wayfinding will also be enhanced.



Figure 20: Public Realm

Urban Ecology

- 3.3.5** Cities are not void of biodiversity. At a time when nature is being increasingly recognised for its contribution to the mental and physical health of society¹³, engagement with urban ecology is of intrinsic importance to the well-being of Barking Town Centre's residents. The utilisation of vertical building facades for vegetation and the implementation of brown and green roofs within cities evolves the traditional concept of habitat¹⁴. Delivery of the Masterplan will see an increase in green landscaping, utilising native species.
- 3.3.6** Ecological features such as green walls, bio-diverse brown and green roofs, wildlife planting, nesting and roosting boxes, and mature tree planting not only soften bleak areas of townscape but provide urban dwellers with a relaxing environment and a much needed connection to nature.
- 3.3.7** Policy BTC20 of the Barking Town Centre Area Action Plan designates a route from Abbey Green to Barking Park as a key corridor for the development of a tree lined street. Street trees are visually attractive and help to mitigate wind speeds and improve air quality. The introduction of street trees to Station Parade will provide a pleasant route for pedestrians and cyclists, absorb carbon dioxide and limit the impact of the urban heat island. Street trees should be integrated into public realm schemes for ease of maintenance and so as not to contribute to the deterioration of hard landscaping, or to obstruct the movement and lines of site for all users.

Public Art

- 3.3.7** There is a strong precedent for developments in Barking and Dagenham successfully incorporating public art as an integral part of the design process. The key to successful public art is early collaboration, engaging planners, developers, the private and public sector with artists from the beginning of a project. Schemes in the Station Masterplan area should explore the history of Barking and reflect the locality. The involvement of Barking residents and local groups in the production of public art projects will be encouraged.

Planning Policy Reference

Barking Town Centre Area Action Plan

BTC18: Public Realm

BTC20: Parks, Open Spaces, Play Areas and Tree Planting

Borough Wide Development Plan

BR3: Greening the Urban Environment

The Barking Code for the Public Realm

**Trees and development, Draft Supplementary Planning Document
Biodiversity. How biodiversity can be protected and enhanced in the
development process, Draft Supplementary Planning Document**

¹³ Community green. using local spaces to tackle inequality and improve health, CABI, 2010

¹⁴ Policy 5.10, Urban greening and Policy 5.11, Green roofs and development site environs of the London Plan 2011

3.4 Tall Buildings

- 3.4.1** Tall buildings within the Barking Station area should be designed to increase the legibility of the town centre and signify the status of this location as the main arrival point into Barking. As set out in Policy BTC17 of the Barking Town Centre Area Action Plan, there is the opportunity to create higher density development at Barking Station and this includes a grouping of tall buildings.
- 3.4.2** It is vital that the introduction of a tall building is considered in terms of its effect on the setting of the grade II listed Barking Station and the Abbey and Barking Town Centre Conservation Area. This is reflected in the Barking Station Site Allocation BTCSSA3, of the Barking Town Centre Area Action Plan, which denotes that tall buildings are unlikely to be acceptable on or immediately adjacent to the station concourse.
- 3.4.3** The majority of the town centre is characterised by 2-5 storey development, punctuated by a number of prominent taller, post-war buildings. Whilst the surrounding area already contains a number of tall buildings, including the Foyer, Crown House, Roycroft House and Maritime House, there is clearly a need for a more coherent and legible skyline in Barking Town Centre. This is especially so around the station, which currently contains elements of poor townscape quality



Figure 21: Crown House,
15 storeys

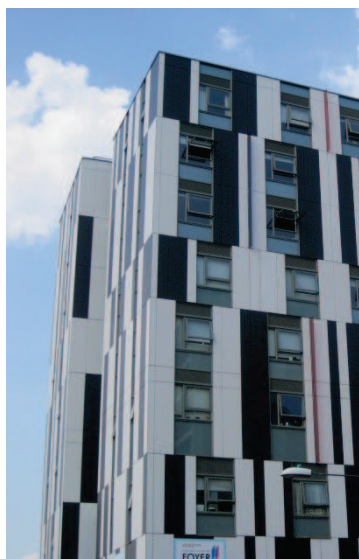


Figure 22: Foyer
9 storeys



Figure 23: Maritime House,
10 storeys

which impacts negatively on the setting of the grade II listed Barking Station.

- 3.4.4** A tall building is defined as ‘a building which is significantly taller than its neighbours and/or which significantly changes the skyline’. Within this context, in the town centre any building above 5-6 storeys could be considered as tall. This will, of course, be dependent on contextual factors such the scale and pattern of adjacent buildings and the relationship to existing and proposed tall buildings.
- 3.4.5** In 2010, a tall building at the site of Vicarage Field shopping centre (BTCSSA10, of the Barking Town Centre Area Action Plan) was granted consent. At 23 storeys this scheme, opposite Barking Station, will become the tallest building in Barking Town Centre. Located adjacent to the station it will act as a marker for the railway station and provide a visual sense of arrival. It is important therefore that no buildings in Barking Town Centre exceed or compete with the height of Vicarage Field.
- 3.4.6** The Barking Town Centre Area Action Plan (2011) draws on the Barking Town Centre Urban Design Principles Guidance (2006) which establishes the following strategy for tall buildings:
- Buildings should be lower in the historic areas of the town and work with the scale of existing streets where historic buildings are maintained.
 - Around the Town Hall views of the Town Hall tower should be protected by buildings generally below 6 storeys.
 - Buildings could be higher around the station and close to the river around the rim of the town centre.
 - Buildings could be higher where sites are adjacent to the major access roads and railways where they would act as landmarks.
- 3.4.7** In light of the Urban Design Principles Guidance and the masterplanning process, the Station Masterplan has identified three sites as suitable for tall buildings:
- **Site BS5 Wakering Road**
 - **Site BS8 Wigham House B**
 - **Site BS9 Cambridge Road**
- 3.4.8** All applications for tall buildings in the Station Masterplan area must be accompanied by accurate and realistic representations of the building, as set out in the CABE and English Heritage ‘Guidance on Tall Buildings’ (2007, paragraphs 3.1 – 3.6). Proposals should consider the impact on the skyline and have regard to topography, legibility and be sensitive to their surroundings. The form of tall buildings at ground level is particularly important, as is how the podium relates to the surrounding built form. Buildings must be of the highest quality in terms of architectural design and materials used. The impact on adjacent properties in terms of privacy and overshadowing must also be considered in addition to the impact on microclimate, for example wind, sunlight and reflection. More comprehensive detail regarding the specific requirements for the design of tall buildings can be found in Policy BP4: Tall Buildings, of the Borough Wide Development Policies (2011).
- 3.4.9** In accordance with Policy BTC17: Tall Buildings, of the Barking Town Centre Area Action Plan, any proposals for tall buildings must conserve or enhance the significance of the area’s heritage assets, its listed buildings, scheduled ancient

monuments, conservation areas and other townscape features of local distinctiveness and heritage value. Key views, which are set out in this SPD, and are contained in the Barking Town Centre Area Action Plan and in the Barking Town Centre Conservation Area Appraisal must also be taken into account.

- 3.4.10** It should also be recognised that high density can also be achieved without requiring tall buildings or small units. Inspiration should be taken from Barking’s existing higher density low-rise developments such as Tanner Street to the north of the Station Masterplan area.

Planning Policy Reference

Barking Town Centre Area Action Plan

BTC17: Tall Buildings

BTC19: Heritage and the Historic Environment

Borough Wide Development Policies

BP4: Tall Buildings

BP11: Urban Design

Barking Town Centre AAP Urban Design Guidance, Draft SPD

Urban Design Framework, SPD

Barking Town Centre Urban Design Principles Guidance



Figure 24: Lemonade Building, at 18 storeys, both the design of the building and its name respond to Barking’s industrial heritage, the R Whites factory once occupied the site

3.5 Phasing and Deliverability

3.5.1 It is imperative that the Masterplan is deliverable, for this reason, in 2010, Savills undertook a market analysis of the work produced by Atkins¹⁶. By reviewing three regeneration scenarios for the Barking Station Masterplan area; minimal growth, cautious growth and aspiration growth Savills guided the design team as to appropriate quantum and typology of development. The analysis took account of varying market conditions, and looked at office, retail, residential and leisure use across the Masterplan area.

3.5.2 Information relating to the phasing and implementation of each element of the SPD is set out in Chapter 4. A summary of the timescale of the elements is as follows:

Short Term:	Next 5 Years
	BS2 Barking Station Forecourt Improvements
	BS5 Wakering Road
	BS9 Cambridge Road
	BS1 Station Renovation

Medium Term:	5-15 Years
	BS11 Crown House
	BS12 Linton Road Car Park
	BS4 Trocoll House
	BS8 Roding House
	BS10 Anchor Retail Store
	BS13 Leisure Square

Long Term:	15-25 Years
	BS3 Station Parade
	BS6 Wigham House A
	BS7 Wigham House B

Delivering the vision

3.5.3 In early 2011 the Council established the Barking Town Centre Working Group. This forum has been created to bring together the key stakeholders discuss the wider strategic issues affecting Barking Town Centre. Formed of landowners, businesses, members and Council officers the Barking Town Centre Working Group will be an important driver in achieving the projects set out in the Barking Station Masterplan.

¹⁵ Barking Stage 3 Market Analysis and Scenario Review, February 2010, Savills

3.6 Planning Obligations

Section 106 Contributions

3.6.1 Contributions from developers through negotiations on Section 106 will be sought by the Council on individual development sites in the Masterplan area. Policy CC3: Achieving Community Benefits through Developer Contributions, of the Core Strategy sets out that Section 106 Contributions will be sought on a site by site basis. The Barking Town Centre Area Action Plan reiterates this approach, Policy BTC23: Developer Contributions outlines some priorities for the wider town centre. Of these, public realm improvements, climate change adaptation measures such as green roofs, policing and support of the combined heat and power network will be particularly pertinent to the Masterplan area.

3.6.2 The enhancement of the public realm in the station area, including sites BS2 and BS13 will be of benefit to all of the sites set out in the Masterplan. The Council will therefore use Section 106 to secure improvements to the legibility and visual cohesiveness of the station area.

London Thames Gateway Development Corporation Tariff

3.6.3 The London Thames Gateway Development Corporation (LTGDC) has also adopted its own Planning Obligations Community Benefit Strategy. The tariff based system, now operated by the Council, ensures that proposals contribute financially and in kind towards the infrastructure that is required in the area to support the developments that are coming forward for planning approval. For residential developments the normal contribution will continue to be a discounted Standard Charge of £6,000 per unit. Monies collected from the tariff will aid the delivery of infrastructure in the Masterplan area and schemes such as Leisure Square (BS13).

Community Infrastructure Levy

3.6.4 In 2011, the Council will be consulting on a 'Charging Schedule' as part of its preparation to introduce a Community Infrastructure Levy (CIL). The Levy is a mechanism proposed in the Planning Act 2008 to fund the infrastructure necessary to support development in an area via a standardised infrastructure charge. The Levy will allow cumulative contribution to necessary infrastructure including roads, transport facilities, schools and other educational facilities, medical facilities, sport and recreational facilities, open spaces and affordable housing.

3.6.5 The introduction of CIL will end contributions being sought from the LTGDC tariff. Once CIL is implemented Section 106 contributions will still be relevant, provided that the existing Section 106 tests are met. These include ensuring that the contribution or undertaking is necessary; directly related to the development; and reasonably related in scale and kind to the development. However, payments can no longer be made towards infrastructure covered by the CIL once adopted.

Viability

3.6.6 It is recognised that schemes will only come forward when they are viable, the Council will therefore consider the impact of Section 106 contributions on schemes. Negotiations will ensure that the viability, deliverability and design of

schemes are not compromised or that projects are prevented from coming forward.

Planning Policy Reference

Core Strategy

CC3: Achieving Community Benefits through Developer Contributions

Barking Town Centre Area Action Plan

BTC23: Developer Contributions

3.7 Planning Applications

- 3.7.1** On the 31 October 2005 London Thames Gateway Development Corporation (LTGDC) took over planning powers for certain large planning applications in parts of the Borough. Whilst the Council still processed planning applications, the LTGDC decided whether to grant or refuse permission for certain developments. From April 2011 these planning powers for Barking Town Centre and land to the south of the A13 were returned to the Council.
- 3.7.2** For strategic and larger schemes the Council encourages applicants and their agents to take part in pre-application meetings. The Council is committed to providing clear and consistent advice and the process of pre-application meetings enable Development Management to provide detailed written advice on how national and local planning policies may affect a development, speeding up the development process and avoiding unacceptable proposals. Pre-application advice enable developers to acquire clear, impartial professional advice at an early stage regarding key issues which should be addressed prior to submitting a formal development proposal.
- 3.7.3** To request a pre-application meeting please download a request form, available from the Council's website, under the Development Management section. The website also gives full details as to the charges for pre-application advice. Completed forms should be sent via post or email to the address below.

Development Management
Floor 3, Maritime House
1 Linton Road
Barking
IG11 8HG

Phone: 020 8227 3933
Fax: 020 8227 3490
Email: planning@lbbd.gov.uk

3.7.4 You should include the following information with the request form to help Development Management make an assessment of whether the service is right for the application.

- Ownership details
- Full site address
- 1:1250 location plan, with the site outlined in red and adjoining land outlined in blue
- Drawings and photographs of the existing site / building(s)
- Drawings of the proposal
- Photographs of the site and surroundings

3.7.5 It should be recognised that comments and advice given during the pre-application process will be given on an informal basis only and will not prejudice any subsequent decision by the Council on determination of any formal application.

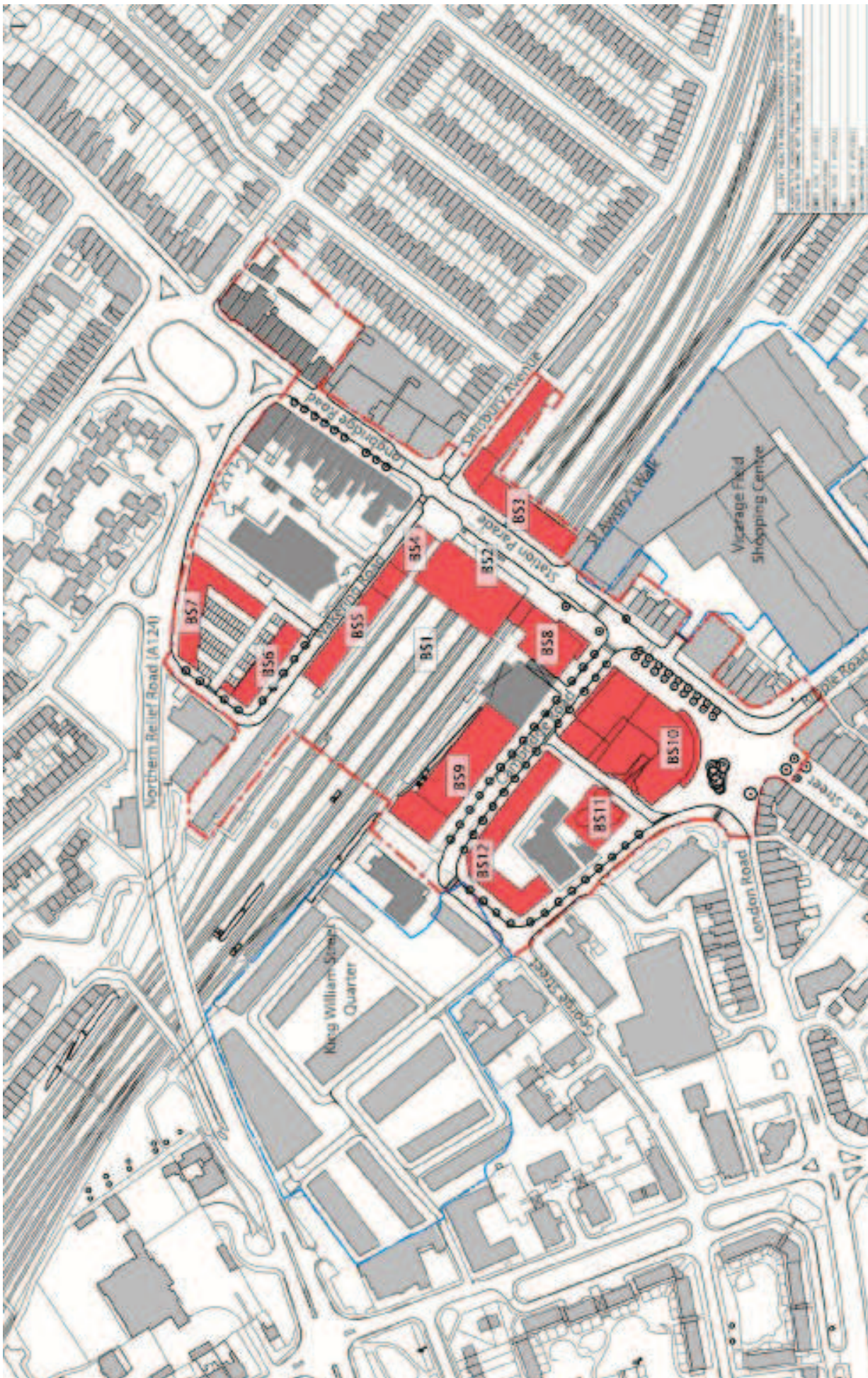


Figure 25: The Barking Station Masterplan

Chapter 4

Barking Station Interchange: **Site Allocations**

4.1 Introduction

This section describes each of the elements, which form the Barking Station Masterplan area under the following headings:

Objectives

Why the intervention is required to meet both the aspirations and objectives set out in Chapter 2 and to deliver the wider vision for the Station Masterplan area.

Location

Where it is. The extent of the site boundary in relation to the wider masterplan area.

Size

The extent of the site.

Timescale

An indication as to when the site will come forward (SHORT TERM: NEXT 5 YEARS, MEDIUM TERM: 5 – 15 YEARS, LONG TERM: 15- 25 YEARS).

Implementation

How the project will be delivered. Identifying the stakeholders responsible for supporting, funding and or delivering the project.

Existing Uses

How it is used currently.

Proposed Uses

How it should be used in the future.

Description

An overview of the main characteristics and constraints of the site.

Design Requirements

Identifying the main physical characteristics, appropriate dimensions and how development on the site should integrate and relate with the surrounding area.

BS1 Barking Station Renovation

Objectives	<ul style="list-style-type: none"> • Sensitively renovate the interior and exterior of the grade II listed station to enhance its historic significance, including restoring the building's open and modernist aesthetic. • Create an uncluttered and efficient main ticket hall. • Ensure future capacity needs are met.
Location	Barking Station is located at the centre of the Masterplan area.
Size	7,329 sq.m
Timescale	SHORT TERM
Implementation	<p>Barking Station is in need of substantial improvement, as recognised in the Better Rail Stations report published by the Government in 2010¹⁶ and the Second Mayor's Transport Strategy¹⁷. Whilst these funds are no longer available, the Council and its partners (London Thames Gateway Development Corporation, Network Rail and the various transport operators) still aspire to make the necessary improvements to renovate the station to ensure that it is capable of accommodating future growth and provides a befitting gateway to Barking Town Centre. The Council will continue to lobby the Department of Transport to secure funding for the improvements.</p>
Flood Zone	1
PTAL	6
Existing Uses	<ul style="list-style-type: none"> • Transport interchange • Public realm • Associated retail • Office space for rail staff

¹⁶ DfT, Better Rail Stations Report, 2010

¹⁷ GLA, Mayor's Transport Strategy, 2010

<p>Proposed Uses</p>	<ul style="list-style-type: none"> • Improved transport interchange and associated public realm. • Provision of 12 ticket barriers to meet current demand and accommodate future growth. • Equivalent ticket window provision and additional space for oyster card machines. • Retail provision equivalent to the existing station (taking into account opportunities for flanking buildings) with direct access from the station forecourt and concourse. • Mezzanine level office.
<p>Description</p>	<p>Currently, the environment at Barking Station is congested and cluttered with poor wayfinding. The concourse area has become dominated by retail expansion, creating a cramped and confusing thoroughfare. The station is already operating at or close to full passenger capacity at peak hours. Access to the platforms is by a narrow passage and there is limited capacity to accommodate future passenger growth.</p> <p>The transformation of Barking Station will be driven by the Council and its Partners. It is vitally important that Barking Station is upgraded to enable it to better meet both current and the future demand from the new residential and office development expected in the area. Crucially, it needs to operate as a best practice transport interchange, radically changing the perception of Barking Town Centre on arrival.</p> <p>As part of the masterplanning work Atkins and its partners Grimshaw, have produced a concept design for the renovation of Barking Station, see Figure 26 and Figure 27 for an illustrative representation of the scheme.</p> <p>By removing the retail units from the main concourse, the station will be restored to its former open structure. This will allow for better movement through the station.</p> <p>Retail will be re-provided on an overbridge extension. This will deliver an easier to access retail space, within a larger floorplate. Whilst this configuration will reduce the number of individual retail units on the main concourse, the improvement to passenger circulation and the functionality of the station significantly outweighs this loss. There also is the potential to provide access to retail space to the adjoining sites.</p>

¹⁸ Barking Station Interchange Masterplan, ODA Station Feasibility Study, July 2009

	<p>The new canopy extension to the rear of the existing station envelope will allow natural daylight to flood into the concourse area. This will create a much improved space for people transferring between platforms.</p>
<p>Design Requirements</p>	<ul style="list-style-type: none"> • On taking forward this element of the masterplan it is imperative that further work is conducted to confirm that the provision of 12 ticket barriers will meet passenger growth forecasts. • Any redevelopment of the station must conserve or enhance the significance of the grade II listed structure, including its setting. • Detailed designs will need to take into account the structural capacity of the 1960s over deck. • To improve the exterior of the station, it would be desirable to remove the blue paint currently present on the lower areas of the station building's main uprights. This will enable their revision to the original bare concrete finish. • De-clutter the main ticket hall. • Remove retail from the main concourse area and locate to an overbridge extension to provide a larger floor plate than existing units. • Centralise both the entrance to Barking Station and the ticket gateline to provide a greater quality of space and ease congestion. • Improved wayfinding and passenger information. • Overbridge extension sufficient to incorporate ideal runoff zones, retail and office provision. • New canopy and platform access. Works should explore the retention of the more decorative canopy elements which remain from the 1905 – 1908 station. • DDA (Disability Discrimination Act) compliant access to all platforms. • Introduce ecological measures such as green roofs to increase urban biodiversity. • Provide secure cycle parking / bike store and, if viable, a repair facility. This will serve to strengthen Barking Town Centre's status as a 'Cycle Hub' and support the Borough's status as an 'Outer London Biking Borough'.

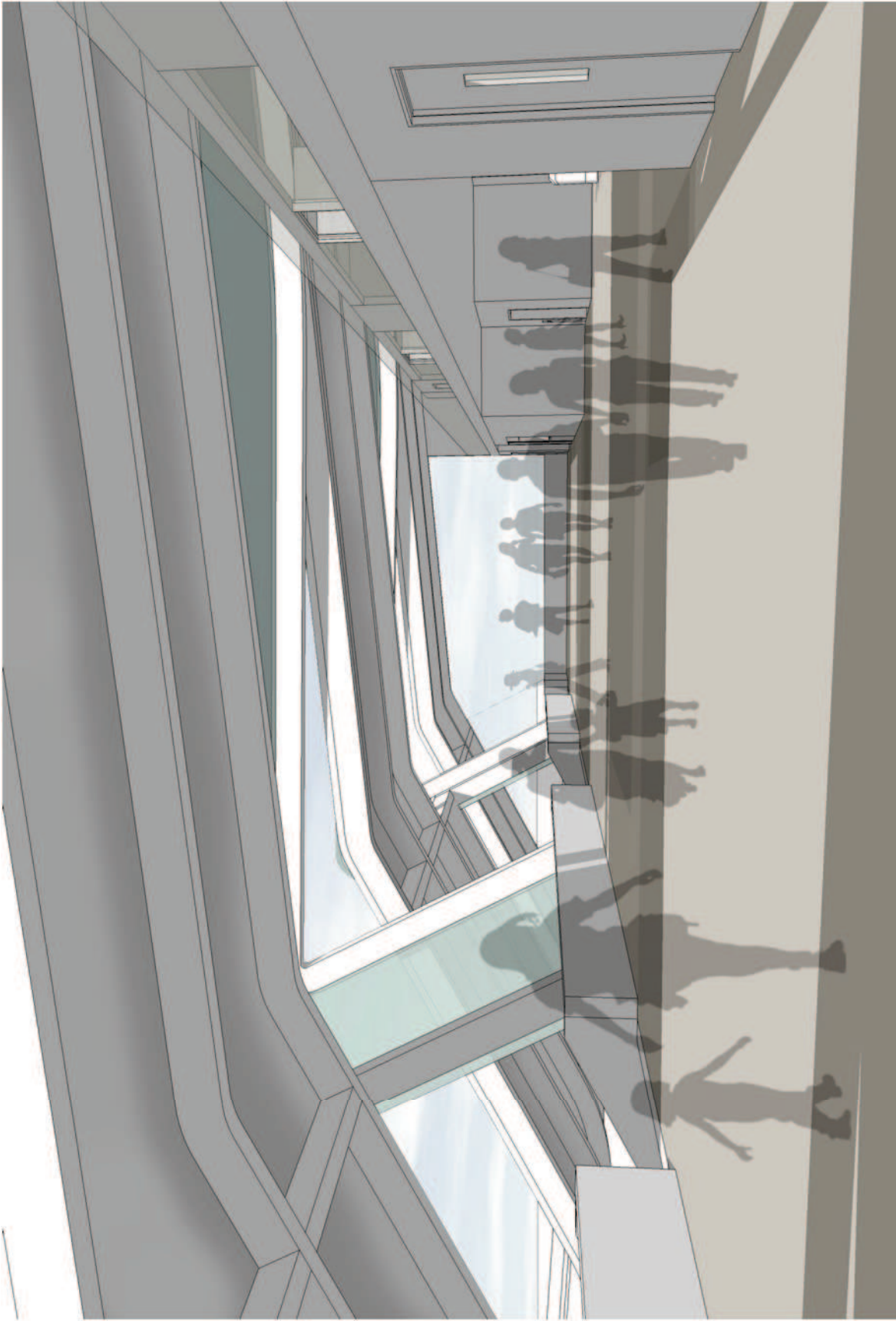


Figure 26: An illustration of how the station overbridge extension will allow for a clutter free, light and welcoming entrance to Barking Station before passengers reach the ticket barriers (Indicative Only).

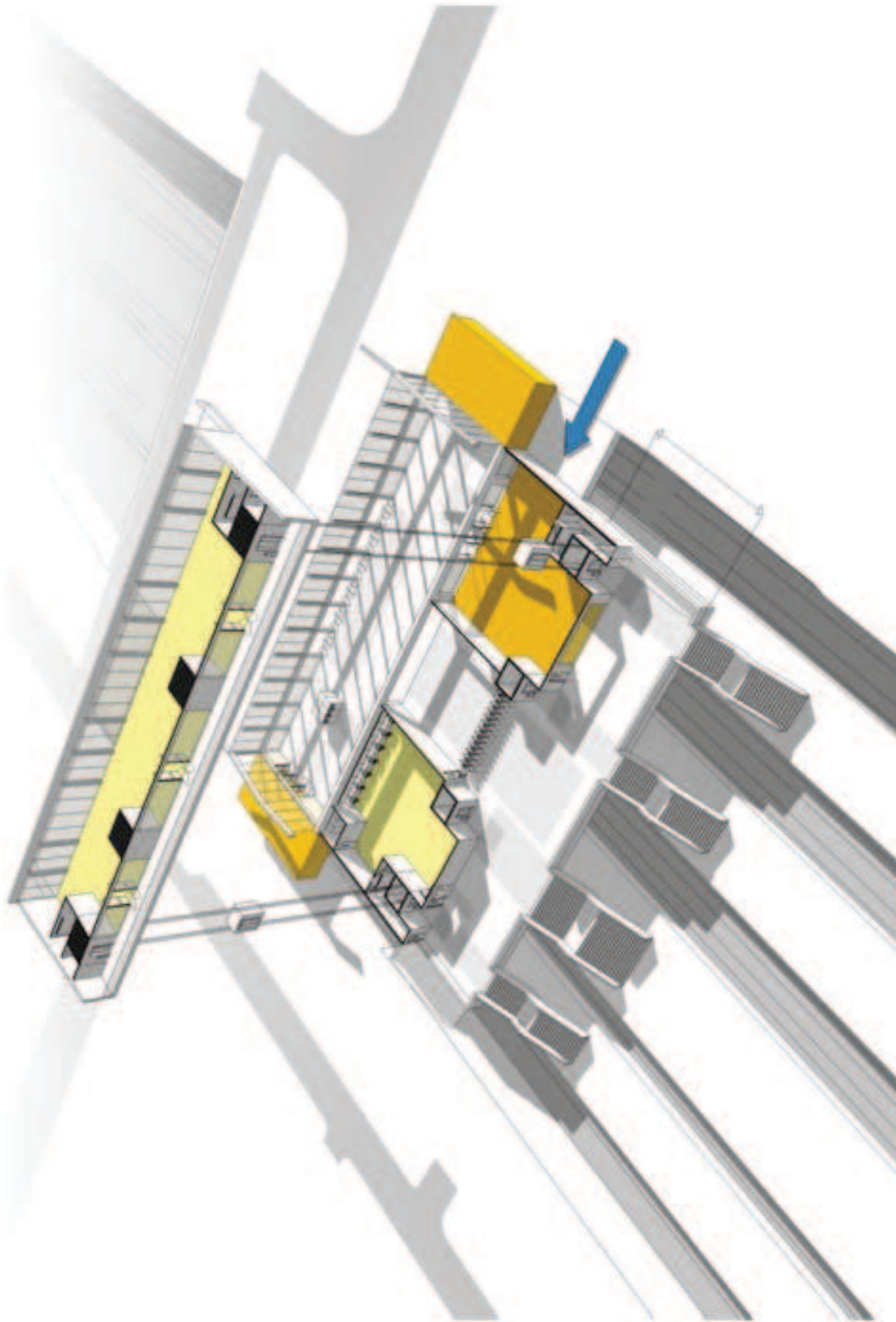


Figure 27: The preferred option for Barking Station, taking into account the heritage, operational and spatial aspirations for improvements (Indicative Only).

BS2: Barking Station Forecourt Improvements

Objectives	<ul style="list-style-type: none"> • Deliver a generous and welcoming entrance to Barking. • Create a locally distinctive entrance to Barking drawing on the historic design of the forecourt. • Create an efficient and clear transport interchange.
Location	The forecourt area outside of Barking Station. The site extends to Wakering Road to the north and Cambridge Road to the south and encompasses both sides of Station Parade.
Timescale	SHORT TERM
Implementation	<p>The overall cost of the Barking Station public realm improvement implementation has been estimated at £1,119,038, with Phase 1 estimated at £883,503.</p> <p>In addition to TfL LIP funding (£480,000), the project implementation will be funded through a combination of external funding including Section106 money.</p> <p>Works are scheduled to being on site late Summer 2011.</p>
Flood Zone	1
PTAL	6
Existing Uses	<ul style="list-style-type: none"> • Transport interchange • Public realm
Proposed Uses	<ul style="list-style-type: none"> • Transport interchange • Public realm
Description	<p>The forecourt area is the first impression many experience of Barking Town Centre. An important focus for overland transport services, 11 bus routes, including the East London Transit (ELT), pass through this key transport interchange.</p> <p>The high level of passengers using the constrained forecourt area has a significant impact on the public realm; leading to conflict between pedestrians and traffic outside the Station. Currently the vehicle dominates the street environment. Street</p>

<p>Description</p>	<p>clutter, a lack of wayfinding and poor quality design further contribute to an undefined and confusing space outside the station.</p> <p>Improvements to this area of the Masterplan would greatly enhance the arrival experience to the town centre. It is for this reason, that this site is regarded as the first catalytic phase of the Masterplan, to be delivered in 2011. The north side of Station Parade will be vastly improved as part of these works.</p> <p>This leaves the south of Station Parade to be enhanced at a later date. These much needed public realm works will come forward, in part, with the development of the Vicarage Field planning application (site BTCSSA10, of the Barking Town Centre Area Action Plan).</p> <p>By using materials consistent with the Barking Code, the forecourt area will better integrate into the wider town centre and the improvement works associated with the ELT link already completed in 2010.</p> <p>Key issues which need to be addressed include:</p> <ul style="list-style-type: none"> • Pedestrian congestion, which is exacerbated by the location of bus stops conflicting with one of the station's entrances. • High levels of informal pedestrian crossing causing safety risks. • Poor quality public realm, with low quality materials, incoherent street furniture and poor space provision for pedestrians. • Lack of provision for cyclists. • Poor legibility and lack of signage.
<p>Design Requirements</p>	<ul style="list-style-type: none"> • Draw on the historic design of the forecourt, conserving and enhancing the setting of the grade II listed station. • Remove the existing bus lay-by to create new on-street bus bays which can also facilitate the ELT. • Relocate the majority of the taxi rank from the front of Barking Station to Wakering Road, with two spaces remaining on Station Parade to provide an accessible drop off facility and loading bay. • Provide signage and 'Legible London' wayfinding. • Remove street clutter, street furniture and unnecessary signage. • Introduce co-ordinated street furniture and lighting, adhering to the principles of the Barking Code.

- Resurface the pavements using high quality materials to comply with the Barking Code.
- Increase the provision for cycle parking.
- Introduce street trees contribute to the creation of a tree lined connection between Abbey Green and Barking Park. Trees however, cannot be provided on the railway bridge area due to loading constraints and a lack of substrate.



Figure 28: Barking Station Forecourt (Indicative only)

BS3 Station Parade

Objectives	<ul style="list-style-type: none"> To introduce a higher quality retail frontage. Enhance the character of Station Parade.
Location	The row of shops immediately opposite Barking Station fronting onto Station Parade.
Size	1,586 sq.m
Timescale	LONG TERM
Implementation	Implementation of this scheme depends on the private owner of the commercial premises.
Flood Zone	1
PTAL	6
Existing Uses	<ul style="list-style-type: none"> Retail Office
Proposed Uses	<ul style="list-style-type: none"> Retail Office Residential
Description	<p>The redevelopment of this site requires careful consideration. Whilst Station Parade is not contained within the grade II listing of Barking Station, it was part of the 1959-1963 Barking Station Masterplan, and constructed at the same time. It therefore reflects the overall approach to the station area at that time of development. However, Station Parade has been much altered and the retail units are of varying quality.</p> <p>This is an important focal frontage in Barking Town Centre. The Council would look favourably on an approach which sought to sensitively refurbish and enhance Station Parade as part of a historic-led renovation project.</p> <p>Alternatively, the comprehensive redevelopment of Station Parade provides the opportunity to deliver larger floorplate units and to improve the quality of the retail environment.</p>

	<p>This will encourage a broader range of retailers to this prime site opposite Barking Station. Should this comprehensive approach be taken, the scheme would need to be of exceptional architectural merit and enhance the setting of the grade II listed station.</p> <p>The redevelopment of this site also sees the delivery of residential accommodation on Salisbury Avenue. Development of this site would be subject to Network Rail releasing the land from operational duty.</p>
<p>Design Requirements</p>	<ul style="list-style-type: none"> • Whether a historic-led restoration approach or a comprehensive development of this site take place the scheme must significantly enhance the setting of the grade II listed Barking Station. • This would not be an appropriate location for a tall building • Generally a comprehensive scheme in this location should be 2-3 storeys, however a 4-5 storey element may be appropriate on the northern corner of the site to reflect the block opposite at Salisbury Avenue. The exact height of this scheme will be determined by the planning process. • Provide retail uses at ground floor to maintain and strengthen the quality of the positive frontage onto Station Parade. • Conserve or enhance the grade II listed Barking Station and its setting. • Development of this site would need to take into account the structural limitations of the 1960s over deck. • Deliver the required amount of child play space or contributions to off-site provision and/or improvement of existing spaces. • Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity. • Provide secure cycle parking spaces, changing and shower facilities for staff.

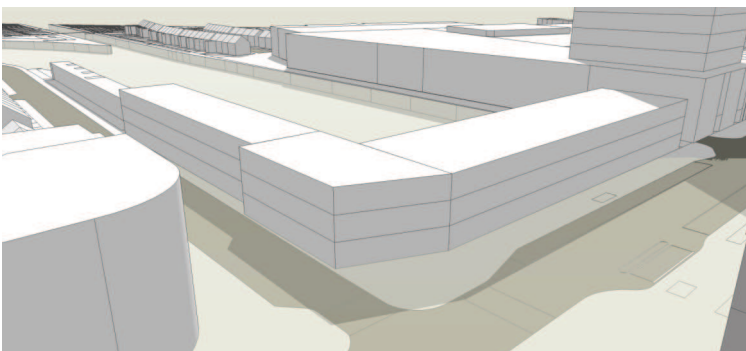


Figure 29: Model View of Station Parade (Indicative Only).

BS4 Trocoll House

Objectives	<ul style="list-style-type: none"> • Create a quality retail environment on arrival to Barking. • Deliver high quality office space. • To frame the view of the grade II listed Barking Station.
Location	Trocoll House abuts Barking Station to the north. The site fronts onto Station Parade and adjoins site allocation BS5 (Waking Road) to the rear. Waking Road runs alongside the far edge of the site.
Size	629 sq.m
Timescale	MEDIUM TERM
Implementation	<p>This is a medium term aspiration for the Masterplan area which depends on being brought forward and delivered by a private developer.</p> <p>Trocoll House is one of a pair of buildings which bookend Barking Station. Roding House (BS8) and Trocoll House were part of the 1959-1963 wider Barking Station Masterplan. As such they exhibit similar features in terms of materials, height and massing. The Council therefore requires that any comprehensive development of this site maintain this relationship with Roding House and Barking Station.</p>
Flood Zone	1
PTAL	6
Existing Uses	A 5-storey early 1960s building that fronts Station Parade and comprises a pub at ground floor level (The Barking Dog) with serviced office accommodation above, accessed from Waking Road.
Proposed Uses	<ul style="list-style-type: none"> • Retail units at the ground floor. Uses should contribute to the vitality of Barking Town Centre – retail uses (A1), restaurants, cafes and or drinking establishments (A3 and A4) • Office accommodation above

<p>Description</p>	<p>The office fabric in Barking Town Centre is outdated and of poor quality¹⁹. Whilst the office stock in the area is suitable for the current demand, there is a need to improve existing accommodation. Given the agenda to make significant improvements to the railway station, the surrounding public realm and to diversify the retail offer, the masterplan aspires improve the potential of this site.</p> <p>Trocoll House is one of a pair of buildings which bookend Barking Station. Trocoll House and Roding House (BS8) both retain detailing, such as the bands of green mosaic tiles on the exterior walls, which were present when the buildings were constructed; at a similar time to the grade II listed station. Whilst not listed buildings themselves they do contribute to the setting and character of Barking Station. This site therefore provides the opportunity to restore and refurbish this building, retaining and enhancing its original features. The Council would favour this approach, restoring and enhancing the existing buildings on this site.</p> <p>However, should this not be viable and the site is instead brought forward for a comprehensive redevelopment, it should be noted that site allocation BTCSSA3, of the Barking Town Centre Area Action Plan, clearly establishes that sites on or immediately adjacent to the station concourse are not suitable for tall buildings.</p>
<p>Design Requirements</p>	<ul style="list-style-type: none"> • Respect and enhance the grade II listed Barking Station. • This would not be an appropriate location for a tall building. Should the site be compressively re-developed then the height of the building must not exceed 5 storeys (in accordance with Policy BTC17). The exact height of this scheme will be determined by the planning application process. • Any future replacement building should mirror the approach at Roding House (Site BS8) in terms of height and not overly dominate the main station building in terms of massing. • The use of colour within any comprehensive redevelopment of this site should be muted and a comparable pallet to the existing building, rather than using strong colours that would draw the eye away from the understated grey-and-glass of the station. • The Council favour a sensitive, historic-led refurbishment of Trocoll House • Whether a historic-led restoration approach or a comprehensive development of this site takes place the scheme must significantly enhance the grade II listed Barking station and its setting.

- The frontage of this building is well set back from the line of the carriage way. This enables clear views of the station from East Street, Station Parade and Longbridge Road. This approach should be taken forward in the design of any replacement building, so that these views can be retained.
- Active retail frontage at ground floor is a key requirement for this building if it is to be successful and improve the character of Station Parade.
- Both refurbishment and comprehensive redevelopment of this site should explore the possibility of the ground floor retail unit being accessible from the Station concourse. This will be subject to the refurbishment of Barking Station.
- Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity.
- To be a car free development.
- Provide secure cycle parking spaces, changing and shower facilities for staff.
- Any comprehensive redevelopment will need to ensure opportunities for decentralised energy systems are fully exploited (subject to appropriate levels of predicted heatload) and compatibility with the district heating network.
- Provide secure cycle parking spaces, changing and shower facilities for staff.
- Section 106 contributions to the public realm improvements including Leisure Square (BS13).

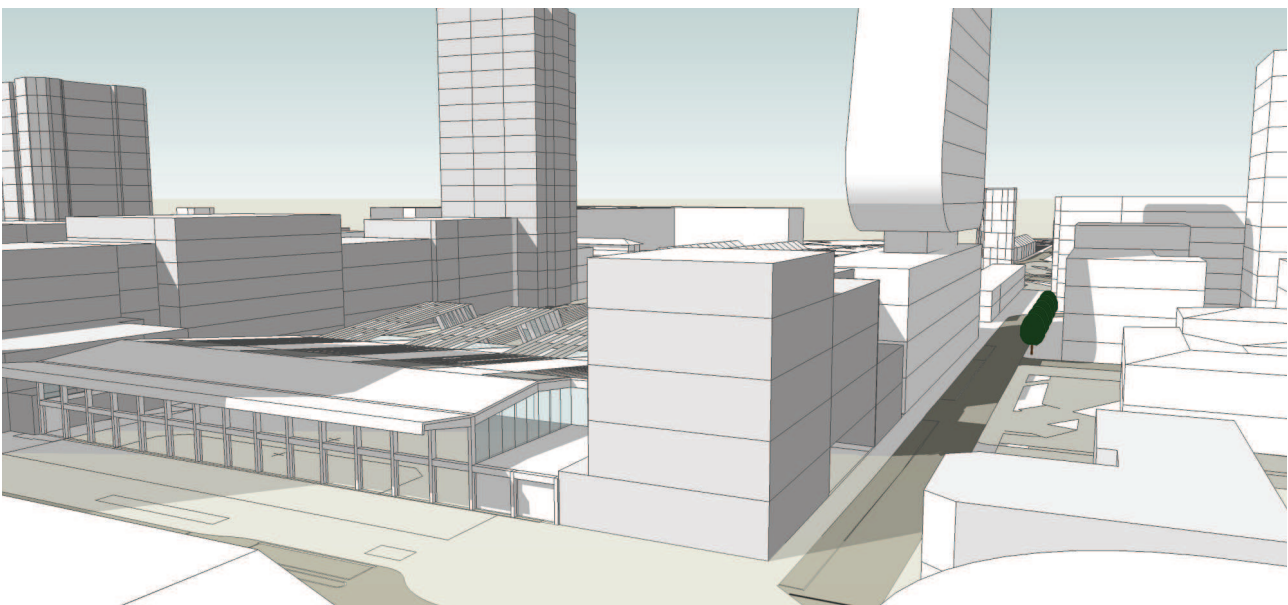


Figure 30: Model View of Trocoll House (Indicative Only).

¹⁹ Demand for Office Use in Barking Town Centre, April 2008, King Sturge

BS5 Wakering Road

Objectives	<ul style="list-style-type: none"> To develop this narrow site as a high quality hotel scheme. Create a building which accentuates the arrival into Barking.
Location	Car park to the rear of Trocoll House on Wakering Road. The site abuts Barking Station to the south and the Signal Box to the west.
Size	1,030 SQ.M
Timescale	SHORT TERM
Implementation	The site is privately owned and it depends on the landowners to implement the scheme.
Flood Zone	1
PTAL	6b
Existing Uses	An early 1960s car park arranged on two levels, with a raised ground level and basement below. It provides parking for 95 vehicles.
Proposed Uses	<ul style="list-style-type: none"> Hotel Leisure Ancillary retail/commercial uses to activate the ground floor Public realm improvements Basement car park
Description	The hotel market in Barking is currently underdeveloped, with the town centre deficient in good quality hotel accommodation ²⁰ . A hotel scheme in this highly accessible location will provide multiple benefits to the area. Generating local employment, its conferencing facilities will serve local business, whilst associated

²⁰ Hotel Requirements in Barking, April 2008, King Sturge
Barking Stage 3 Market Analysis and Scenario Review, February 2010, Savills

<p>Description</p>	<p>retail and leisure uses will provide evening activities, extending the vitality of the area beyond normal working hours.</p> <p>A hotel would also be beneficial in promoting tourism and supporting the longer-term aspiration for an improved business district to the north of the Masterplan area, stimulating further investment in the town centre (BS6 and BS7).</p> <p>In 2010 a planning application was approved for a hotel on this site which has determined proposed height of the development.</p> <p>At 22 storeys, and due to the topography of the site, it falls beneath the height of the permitted tall building at the Vicarage Field shopping centre, which is in close proximity. It is important that no buildings exceed or compete with the height of Vicarage Field, which will act as a marker to the town centre.</p> <p>The slender, organic design of the scheme has been applauded by CABE and the GLA. It is imperative, given the strategic location of this tall building and its immediacy to the grade II listed Barking Station, the Abbey and Barking Town Centre Conservation Area and a number of other heritage assets that the integrity of the architecture is not subject to dumbing down. Whilst the site in its current form is of no architectural merit or quality, a tall building on this prominent site in the town centre must be sensitive to its surrounding context and be visually innovative and exciting.</p>
<p>Design Requirements</p>	<ul style="list-style-type: none"> • This site is considered to be a suitable location for a tall building of the highest quality, signifying the arrival into Barking Station. • Conserve or enhance the scale, height and setting of the Barking Station, a grade II listed building and the Spotted Dog public house, a locally listed building, located on the corner of Wakering Road. • The height of this building should not exceed that of Vicarage Field shopping centre (23 storeys). • Any tall building must be of exemplary quality in terms of design and accord with Policy BTC17: Tall Buildings, of the Barking Town Centre Area Action Plan and Policy BP4: Tall Buildings, of the Borough Wide Development Policies DPD. • Ground floor uses should animate the street frontage. • Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity. • Provide secure cycle parking spaces for hotel staff and guests.

- Provide the facility for charging electric vehicles.
- Ensure opportunities for decentralised energy systems are fully exploited (subject to appropriate levels of predicted heatload) and compatibility with the district heating network.
- Section 106 contributions towards public realm improvements to Waking Road and the surrounding area, including the Station Forecourt (BS2).

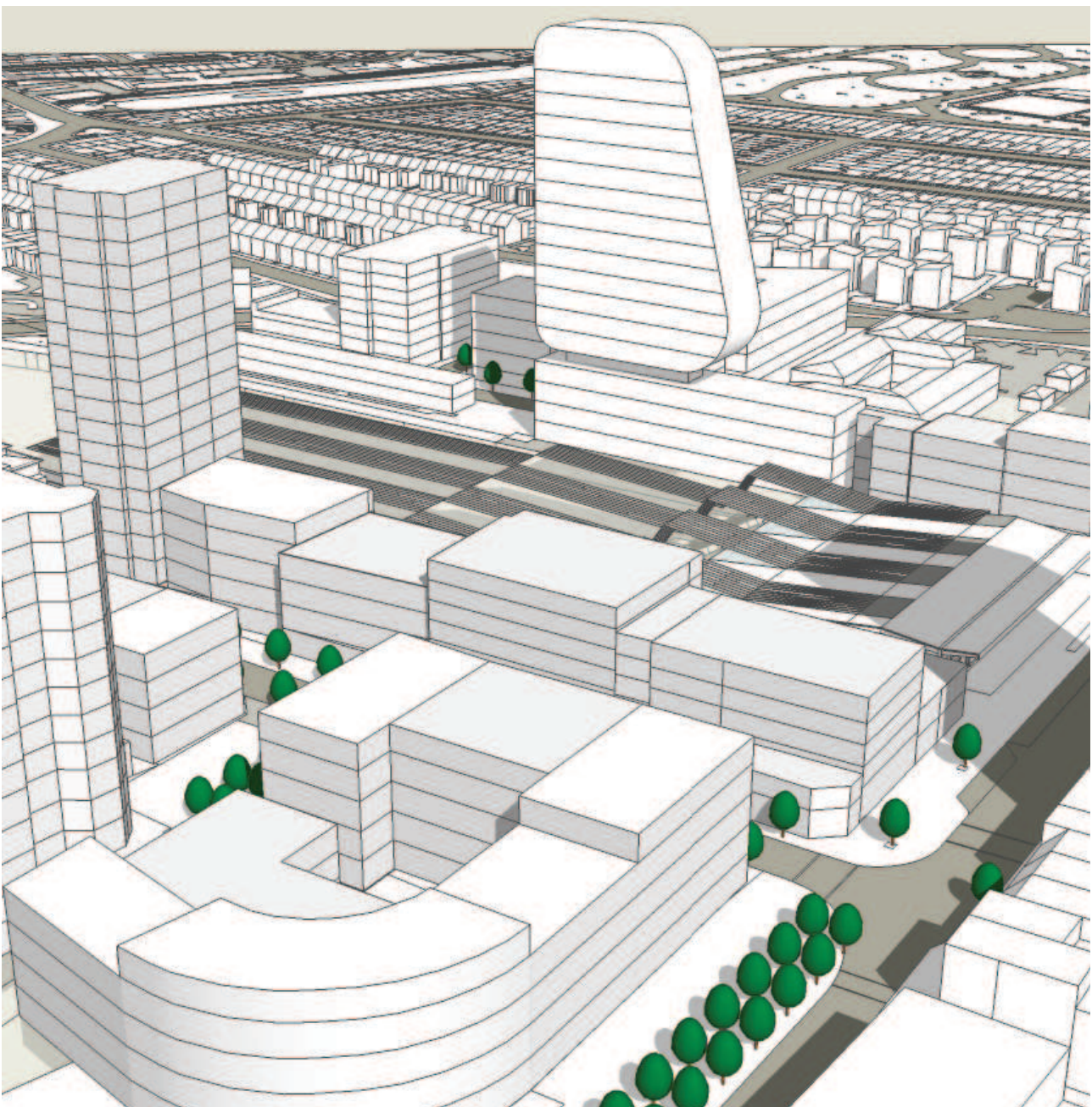


Figure 31: Model View of Waking Road Hotel (Indicative Only).

BS6 Wigham House Site A

Objectives	<ul style="list-style-type: none"> • Create a mixed office and residential development as part of a longer term phase of regeneration. • To establish a revitalised office and living quarter, retaining existing and attracting new businesses to Barking Town Centre.
Location	<p>This site forms the north west corner of the Station Masterplan area. To the east is a part 2, 3 and 4 storey office block, Phoenix House. The northern boundary of the site abuts the Northern Relief Road. The prominent 9 storey Foyer building is to the immediate west of the site.</p>
Size	643 sq.m
Timescale	LONG TERM
Implementation	<p>This is a long term aspiration for the Masterplan area which depends on being brought forward and delivered by a private developer.</p> <p>Redevelopment of this site will require the demolition of two existing office blocks, which span site allocations BS6 and BS7. Therefore, the Council seeks a comprehensive approach to the development of these sites to deliver the optimal scheme and to best realise the potential of this later component of the Masterplan.</p>
Flood Zone	1
PTAL	6
Existing Uses	<p>The site is currently occupied by two office blocks. To the north west corner is Monteagle Court a 7 storey, 1980s office block. To the east of the site is Wigham House, this distinctive 1970s office accommodation stands at 10 storeys and is a predominant feature of Barking's skyline.</p>
Proposed Uses	<ul style="list-style-type: none"> • Mixed office and residential scheme

<p>Description</p>	<p>There is a need to enhance the quality of office space in Barking Town Centre to encourage new organisations to locate in Barking, to take advantage of the excellent transport links²¹.</p> <p>A thriving office quarter to the north of the Station Masterplan area will rejuvenate this section of the town centre. An increase in the numbers of people working and living in the Barking Station Masterplan area will drive and sustain associated uses such as cafes, restaurants and the leisure economy.</p> <p>Wakering Road provides an important pedestrian link in the town centre but is currently poorly overlooked. As such, there is potential to better animate the frontage, providing a safer street environment. New development on this site should therefore be outward facing, in contrast to an inward-looking scheme. This will open up this site and better integrate it with the wider Station Masterplan area. Improvements to the public realm and pedestrian walkways to this site will dramatically improve the northern end of the station quarter, strengthening the sense of place.</p>
<p>Design Requirements</p>	<ul style="list-style-type: none"> • Buildings across this site should be comprehensively planned to ensure that there is a coherent transition from the low-rise residential accommodation to the south and the tall building element to the north on Wigham House Site B (BS7). • The residential element of this site should be orientated towards Wakering Road and the Wakering Road site (BS5) rather than the northern relief road. • Proposals for this allocation should consider especially the potential of, and connectivity to the surrounding public realm. • Introduce soft landscaping and ecological measures to increase urban biodiversity. • An above ground area of parking is included to enhance viability. • Deliver the required amount of child play space or contributions to off-site provision and/or improvement of existing spaces. • Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity. • Provide secure cycle parking spaces, changing and shower facilities for staff. • Ensure opportunities for decentralised energy systems are fully exploited (subject to appropriate levels of predicted heatload) and compatibility with the district heating network.

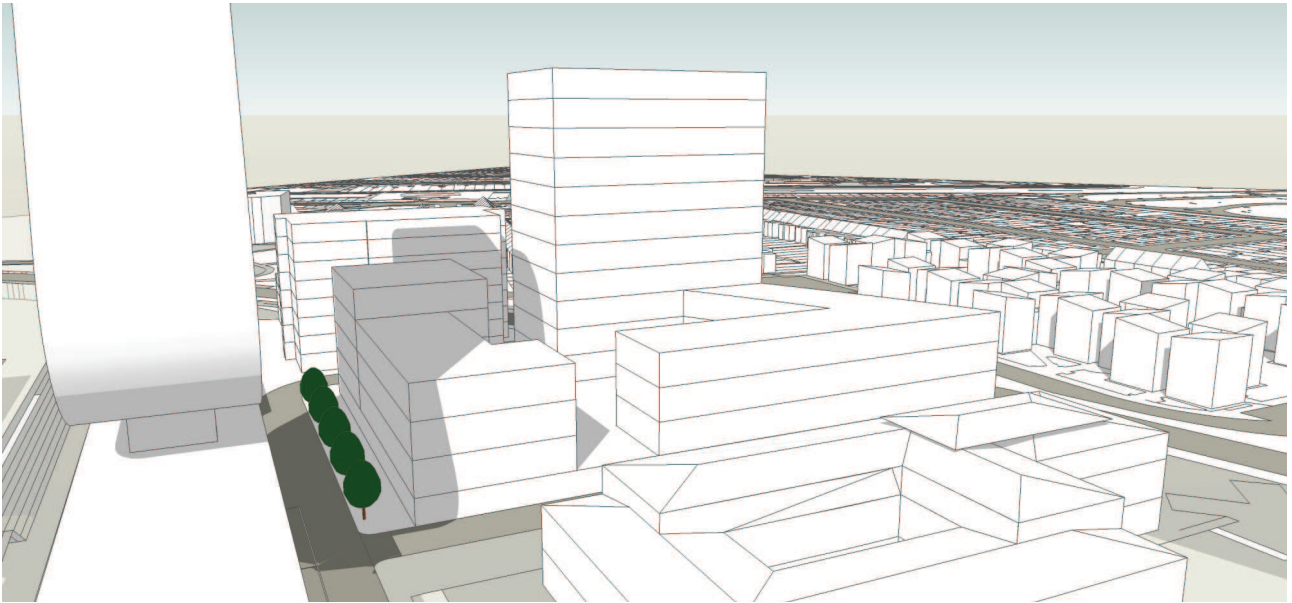


Figure 32: Model View of Wigham House A and B (Indicative Only).

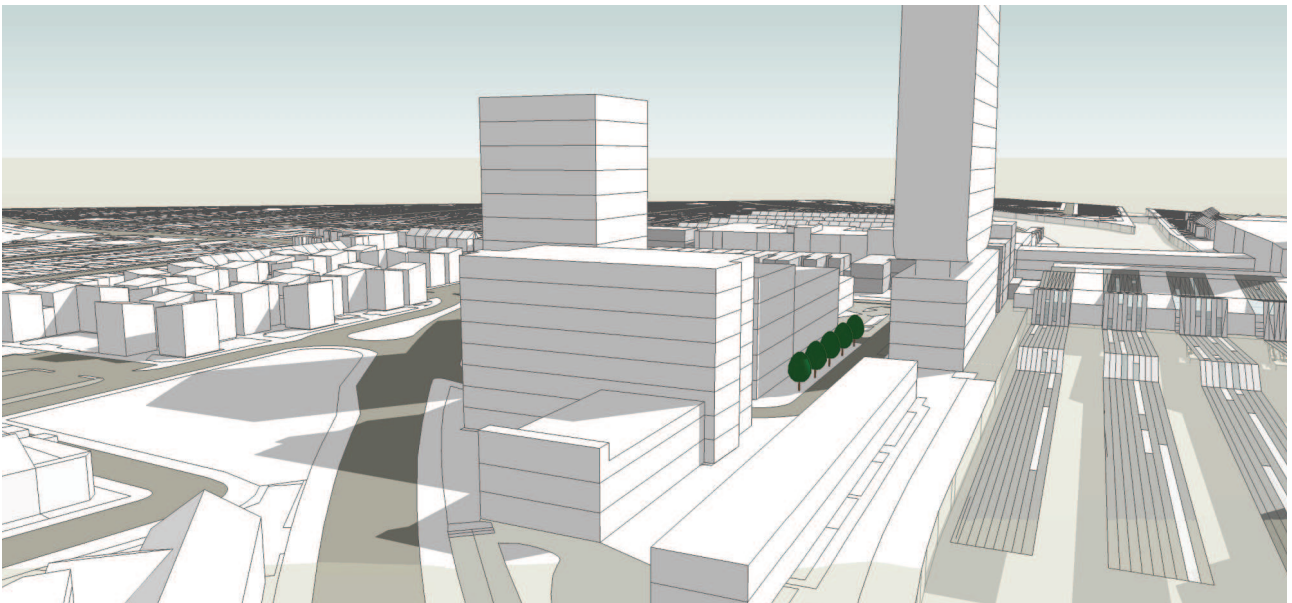


Figure 33: Model View of Wigham House A and B (Indicative Only).

²¹ Demand for Office Use in Barking Town Centre, April 2008, King Sturge
Barking Stage 3 Market Analysis and Scenario Review, February 2010, Savills

BS7 Wigham House Site B

Objectives	<ul style="list-style-type: none"> • Create an office development as part of a longer term phase of regeneration. • To establish a revitalised office and living quarter, retaining existing and attracting new businesses to Barking Town Centre.
Location	<p>This site forms the north west corner of the Station Masterplan area. To the east is Phoenix House, a part 2, 3 and 4 storey office block. The northern boundary of the site abuts the northern relief road. The south of the site fronts onto Wigham House Site A (BS6). The prominent 9 storey Foyer building is to the immediate west of the site.</p>
Size	1133 sq.m
Timescale	LONG TERM
Implementation	<p>This is a long term aspiration for the Masterplan area which depends on being brought forward and delivered by a private developer.</p> <p>Redevelopment of this site will require the demolition of two existing office blocks, which span site allocations BS6 and BS7. Therefore, the Council seek a comprehensive approach to the development of these sites to deliver the optimal scheme and to best realise the potential of this later component of the masterplan.</p>
Flood Zone	1
PTAL	6
Existing Uses	<p>The site is currently occupied by two office blocks. To the north west corner is Montague Court a 7 storey, 1980s office block. The east of the site is occupied by Wigham House, this 1970s office accommodation stands at 10 storeys and is a predominant feature of Barking's skyline.</p>

Proposed Uses	<ul style="list-style-type: none"> Office
Description	<p>As stated previously (BS6), there is a need to enhance the quality of the outdated office space in Barking Town Centre to encourage new organisations to locate in Barking, to take advantage of the excellent transport links²².</p> <p>This site offers the opportunity to deliver a prominent new office development, to be constructed as part of the long term phased renewal of the northern corner of the study area.</p> <p>This site is clearly visible from the northern relief road and currently does not give a good image of Barking Town Centre. A signature tall building of 10-12 storeys on the northern corner would accentuate and better define the edge of this site. This location accords with the Barking Town Centre Urban Design Principles Guidance (2006) which identifies that buildings could be higher where sites are adjacent to major access roads.</p> <p>New development on this site should be outward facing, in contrast to an inward-looking scheme. This will open up this site and better integrate it with the wider Station Masterplan area. Improvements to the public realm and pedestrian walkways to this site will dramatically improve the northern end of the station quarter, strengthening the sense of place.</p>
Design Requirements	<ul style="list-style-type: none"> Buildings across this site should be comprehensively planned to ensure that there is a coherent transition from the mid-rise residential and office accommodation to the south (BS6) and the tall building element to the north of this site. This site may be a suitable location for a tall building. A building of 10-12 storeys is considered to be appropriate on the north-west corner of this site to better define its edge. Located in full sight from the northern relief road, this site is prominent on arrival to Barking by car. It is therefore important that any tall building in this location is of an extremely high quality, signifying the importance of this site. Any design for a tall building will need to relate to the Foyer, an existing and distinctive neighbouring tall building (9 storeys).

²² Demand for Office Use in Barking Town Centre, April 2008, King Sturge
Barking Stage 3 Market Analysis and Scenario Review, February 2010, Savills

- This scheme should not seek to compete with Vicarage Field which, at 23 storeys is to be the tallest building in Barking Town Centre, it should also take into consideration the tall building allocation at Wakering Road (BS5).
- Any tall building must be of exemplary quality in terms of design and accord with Policy BTC17: Tall Buildings, of the Barking Town Centre Area Action Plan and Policy BP4: Tall Buildings, of the Borough Wide Development Policies DPD.
- The remainder of the site provides the opportunity for mid-rise buildings (4-6 storeys). These should relate sensitively to the adjacent part 2, 3 and 4 storey building.
- Proposals for this allocation should consider especially the potential of, and connectivity to the surrounding public realm.
- Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity.
- As with Wigham House Site A, an above ground area of parking is included to enhance viability.
- Provide secure cycle parking spaces, changing and shower facilities for staff.
- Ensure opportunities for decentralised energy systems are fully exploited (subject to appropriate levels of predicted heatload) and compatibility with the district heating network

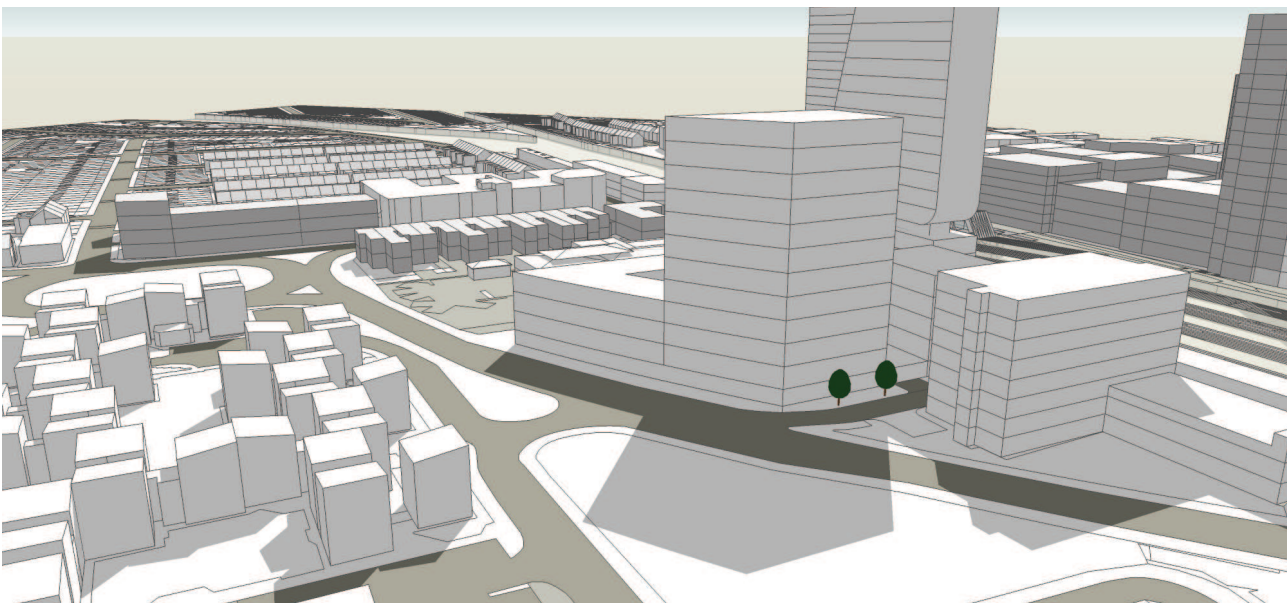


Figure 34: Model View of the tall building at Wigham House B (Indicative Only).

BS8 Roding House

Objectives	<ul style="list-style-type: none"> To add retail and a prominent office lobby to the ground floor to deliver an attractive public space. Deliver a high quality office space. To frame the view of the grade II listed Barking Station.
Location	<p>Roding House abuts Barking Station to the south. The site fronts onto Station Parade and adjoins a residential development, Central House, to the rear. The site is bound by Cambridge Road to the south, while Barking Station forms the northern edge of the site.</p>
Size	957 sq.m
Timescale	MEDIUM TERM
Implementation	<p>This is a medium term aspiration for the Station Masterplan which depends on being brought forward and delivered by a private developer.</p> <p>Roding House is one of a pair of buildings which bookend Barking Station. Trocoll House (BS4) and Roding House were part of the 1959-1963 Barking Station Masterplan. As such they exhibit similar features in terms of materials, height and massing. The Council therefore requires that any comprehensive development of this site maintain this relationship with Trocoll House and Barking Station.</p>
Flood Zone	1
PTAL	6
Existing Uses	<p>A 5-storey early 1960s building that fronts Station Parade with office accommodation above, accessed from Cambridge Road. There are seven units at the ground floor, these comprise:</p> <ul style="list-style-type: none"> Cafe Fast food restaurant Bank Pharmacy Convenience store

	<ul style="list-style-type: none"> • Betting shop • Games, computer retailer
Proposed Uses	<ul style="list-style-type: none"> • Retail units at the ground floor. Uses should contribute to the vitality of Barking Town Centre – retail uses (A1), restaurants, cafes and or drinking establishments (A3 and A4) • Office accommodation above
Description	<p>The office fabric in Barking Town Centre is outdated and of poor quality²³. Whilst the office stock in the area is suitable for the current demand, there is a need to improve existing accommodation. Given the agenda to make significant improvements to the railway station, the surrounding public realm and to diversify the retail offer, the Masterplan aspires improve the potential of this site.</p> <p>Roding House is one of a pair of buildings which bookend Barking Station. Roding House and Trocoll House (BS4) both retain detailing, such as the bands of green mosaic tiles on the exterior walls, which were present when the buildings were constructed; at a similar time to the grade II listed station. Whilst not listed buildings themselves they do contribute to the setting and character of Barking Station. This site therefore provides the opportunity to restore and refurbish this building, retaining and enhancing its original features. The Council would favour this approach, restoring and enhancing the existing building on this site.</p> <p>However, should this not be viable and the site is instead brought forward for a comprehensive redevelopment, it should be noted that allocation BTCSSA3 of the Barking Town Centre Area Action Plan, clearly establishes that sites on or immediately adjacent to the station concourse are not suitable for tall buildings.</p>
Design Requirements	<ul style="list-style-type: none"> • Respect and enhance the grade II listed Barking Station. • This would not be an appropriate location for a tall building. Should the site be compressively re-developed then the height of the building should not exceed 5 storeys (in accordance with Policy BTC17 of the Barking Town Centre Area Action Plan). The exact height of this scheme will be determined by the planning application process.

²³ Demand for Office Use in Barking Town Centre, April 2008, King Sturge
Barking Stage 3 Market Analysis and Scenario Review, February 2010, Savills

- Any future replacement building should mirror the approach at Trocoll House (Site BS4) in terms of height and not overly dominate the main station building in terms of massing.
- The use of colour within any comprehensive redevelopment of the site should be muted and comparable pallet to the existing building, rather than using strong colours that would draw the eye away from the understated grey-and-glass of the station.
- The Council favour a sensitive, historic-led refurbishment of Roding House
- Whether a historic-led restoration approach or a comprehensive development of this site takes place the scheme must significantly enhance the setting of the grade II Barking Station and its setting.
- The frontage of this building is well set back from the line of the carriage way. This enables clear views of the station from East Street, Station Parade and Longbridge Road. This approach should be taken forward in the design of any replacement building, so that these views can be retained.
- The ground floor of any new building on this site could incorporate a setback/canopy to further open up the view of the station from the south.
- Active retail frontage at ground floor is a key requirement for this building if it is to be successful and improve the character of Station Parade.
- Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity.
- To be a car free development.
- Any comprehensive redevelopment will need to ensure opportunities for decentralised energy systems are fully exploited (subject to appropriate levels of predicted heatload) and compatibility with the district heating network.
- Provide secure cycle parking spaces, changing and shower facilities for staff.
- Section 106 contributions to the public realm improvements including Leisure Square (BS13).

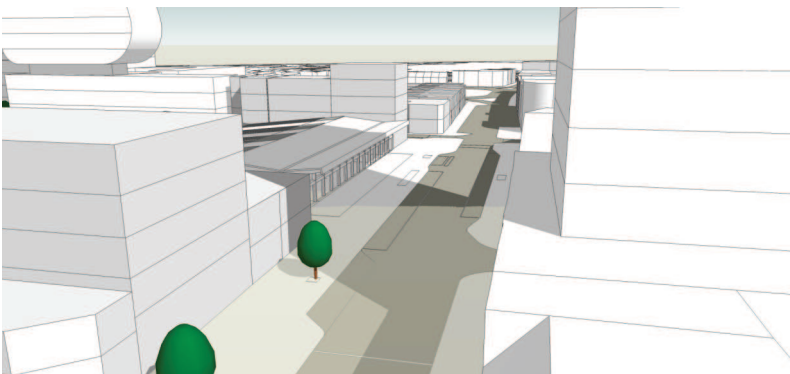


Figure 35: Model View of Roding House (Indicative Only).

BS9 Cambridge Road

Objectives	<ul style="list-style-type: none"> To transform Cambridge Road into a thriving residential and mixed use quarter. Deliver new housing in close proximity to the station. Introduce recreational uses, such as a budget gym, to provide amenity for the new residents and to enhance the town centre's evening offer.
Location	<p>This site is located to the south of Barking Station. The northern boundary of the site abuts the railway line while to the east is Central House a 7 storey residential development. The south of the site fronts onto Cambridge Road, to the west are the offices of Hapag-Lloyd.</p>
Size	1,782 sq.m
Timescale	SHORT TERM
Implementation	<p>This site is being brought forward by Swan Housing Association. In 2010 the Council received a planning application for the development of this site for a high density residential-led mixed use scheme. The application is currently (in 2011) undergoing a detailed design review following concerns from the Council, the GLA, LTGDC and CABE. Conversations are taking place with the GLA and the Council regarding a revised planning application for this site, taking into consideration concerns about the design form of development and over densification of the initial scheme.</p>
Flood Zone	1
PTAL	6
Existing Uses	<ul style="list-style-type: none"> Cleared brownfield land
Proposed Uses	<ul style="list-style-type: none"> Residential Retail at ground floor. Uses should contribute to the vitality of Barking Town Centre - retail uses (A1), restaurants cafes and or drinking establishments (A3 and A4) Office

	<ul style="list-style-type: none"> Leisure
Description	<p>This site has potential for new residential apartments with commercial uses at ground floor. The Council is working with Swan Housing Association to bring forward a residential-led mixed use scheme for this site. The excellent transport connections and central location of this site make it an ideal location for new homes. The residential element of this scheme will make a contribution to meeting the Barking Town Centre Area Action Plan housing target of some 6,000 additional homes.</p> <p>The Council would also encourage the exploration of opportunities for the inclusion of an appropriate recreational uses, potentially a private gym, to reflect the need for improved facilities in the Station Masterplan area²⁴.</p> <p>This is also a site identified as suitable for a tall building. Proposals for this site must consider the impact on the skyline and be of exceptional design and use materials which are appropriate to its setting. The form of the building at ground level is particularly important, as is how the podium relates to the surrounding built form.</p>
Design Requirements	<ul style="list-style-type: none"> This site is a suitable location for a tall building. The tall building element of this scheme should be designed in harmony with the hotel development at Wakering Road (BS5). It should not compete with, or exceed, the height of Vicarage Field and must relate positively to the Hapag Lloyd office block. A tall building element of up to 20 storeys is considered to be appropriate to the western end of the site. The remainder of the site should relate to the height of the adjoining residential block Central House (7 storeys). Any tall building must be of exemplary quality in terms of design and accord with Policy BTC17: Tall Buildings, of the Barking Town Centre Area Action Plan and Policy BP4: Tall Buildings, of the Borough Wide Development Policies DPD. It must conserve or enhance the Abbey and Barking Town Centre Conservation area and the grade II Baptist Tabernacle and the locally listed Barking Tap which are in close proximity to the site. The ground floor of this scheme must relate positively to Cambridge Road with active uses to animate the street frontage.

- Deliver the required amount of child play space or contributions to off-site provision and/or improvement of existing spaces.
- Should leisure use be delivered on this site, such as a private gym, it should be accessible to the public and not be exclusive to the residents of Cambridge Road.
- Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity.
- Ensure opportunities for decentralised energy systems

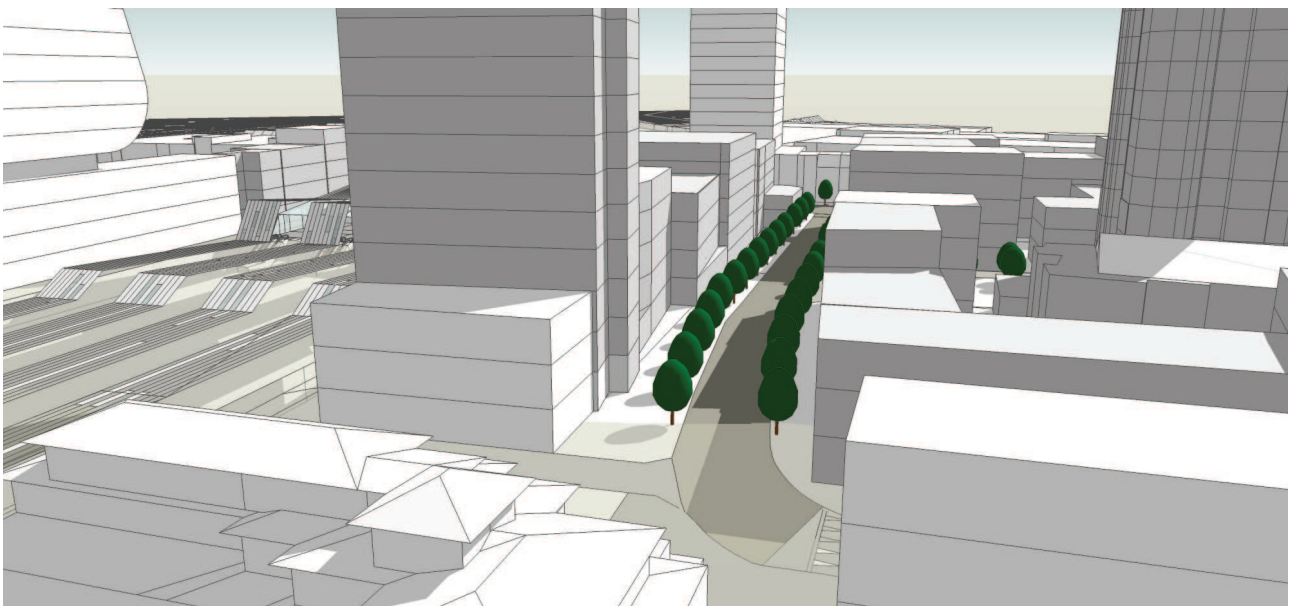


Figure 36: Model View of Cambridge Road (Indicative Only).

BS10 Anchor Retail Store

Objectives	<ul style="list-style-type: none"> • Deliver a large floor plate for comparison retail. • Improve the quality of the retail offer in Barking Town Centre. • Provide a positive relationship with Leisure Square (BS13).
Location	<p>The site is located in the south east corner of the Station Masterplan area. It sits beside an important junction, the meeting of East Street, London Road, Linton Road, Ripple Road and Station Parade.</p>
Size	3,574 sq.m
Timescale	MEDIUM TERM
Implementation	<p>The site is in multiple ownership. This scheme would be brought forward and delivered by the private sector.</p> <p>There will be a need for Section 106 contributions from the developer towards public realm improvements, including Leisure Square (BS13).</p>
Flood Zone	1
PTAL	6
Existing Uses	<p>This site comprises a mixture of uses and buildings.</p> <p>To the north west of the site and fronting onto Cambridge Road is a 1950s office building, Cambridge House, and associated car parking.</p> <p>The eastern edge of the site includes units 1 – 25 Station Parade. These are retail units at ground floor, with the exception of no.25, which is the Barking Arms public house. The buildings are a mixture of residential and back office accommodation above.</p> <p>The locally listed Barking Tap public house forms the south west corner of the site.</p>

Proposed Uses	Anchor retail store(s) to provide comparison retail and leisure.
Description	<p>Barking is defined in the London Plan as a Major Centre. In contrast to other comparable shopping destinations Barking has a relative undersupply of multiple retailers²⁵. This is particularly apparent in the comparison goods sector. The Town Centre has a strong independent retail presence, this is a positive quality but if Barking is to prosper it needs to attract a greater diversity of national multiples. The Station Masterplan area needs to provide a range of retail units from small, medium and large to ensure a balance between independent and large multiples.</p> <p>This site has been established as an important opportunity within the town centre to provide a large floorplate of some 3,500 sq.m (net) of retail space. Barking does not currently have any department stores and this site, given its central and corner plot location, has been identified as having the potential to deliver an anchor retail store. Such a development will offer a hugely valuable contribution to regeneration and have a profound impact on the surrounding community.</p> <p>However, this parcel of land also lies within the Abbey and Barking Town Centre Conservation Area. This encompasses retail frontage, which, although in a poor state of repair, are some of the last historic retail buildings in the Town Centre predating World War I (units 1-9 Station Parade).</p> <p>The allocation also includes the Barking Tap Public House. This locally listed Victorian building is a prominent feature of Linton Road. Dating from 1894, it is all remains of the Barking Brewery, which was one of the traditional industries of the town.</p> <p>To the west of the site and in immediate proximity is the grade II listed Baptist Tabernacle.</p> <p>This site is a vital opportunity to provide comparison retail in Barking Town Centre but requires sensitive design to maximise the existing heritage assets whilst ensuring that the site remains viable and deliverable. One of the unique features of Barking Town Centre is its ability to integrate new and old architecture, as evidenced at Barking Central.</p> <p>The Council favour a retail development on this site which preserves the Barking Tap and Units 1-9 Station Parade, all of which fall within the Abbey and Barking Town Centre Conservation Area.</p>

	<p>The development of this site would need to incorporate the existing buildings of historic interest unless a comprehensive scheme of exceptional architectural merit is proposed.</p> <p>Any proposal for this site would need to reflect the distinctive curve of Station Parade / East Street junction, mirroring the line of the buildings opposite. The design of any new building should respond to this feature as it forms an important point in the Town Centre.</p> <p>The development of this site will support the town centre as an attractive place to shop and relax. The arrival of a large retail store to the town centre will also benefit the training of local people, providing service sector employment and improved skills.</p> <p>The bandstand area, which is to the immediate south of the Anchor Retail Store site is an important space in the town centre. Whilst there have been improvements to the paving in this area, as a result of the works conducted to create the East London Transit Line 1a route (ELT) down Ripple Road, there remains an incoherent mixture of street furniture - litter bins, public toilet and service cabinets. These are poorly maintained; this not only detracts from the area but breaks up the public space.</p> <p>The delivery of the Anchor Retail Store on this site presents an opportunity to create an enhanced public realm, providing a quality space for pedestrians. The comprehensive development of this site could also see the set back of the building line fronting Station Parade to align with Roding House and the Station. This will provide better sight lines towards Barking Station and create a wider pavement, assisting pedestrian flows.</p>
<p>Design Requirements</p>	<ul style="list-style-type: none"> • This would not be an appropriate location for a tall building. • Building heights should relate to articulation of 2 Station Parade (the Barclays bank opposite) and not exceed 5 storeys. • Respect and enhance the grade II listed Baptist Tabernacle. • Provide a heritage statement which evidences how the development preserves and enhances the character of the Conservation Area and enhances the setting of listed and locally listed buildings. • The Council favours the partial retention of the Barking Tap public house in any scheme and would seek to preserve the units of historical merit on Station Parade (Units 1-9).

²⁵ Barking Town Centre, Retail Study Update 2009, King Sturge LPP

- Provide a unit of a minimum of 3,500 sq.m for comparison retail. Floorspace should be flexible to allow for subdivision if necessary.
- A variety of smaller units ranging from between 140 sq.m and 470 sq. m (weighted towards the smaller sizes).
- In accordance with the London Plan²⁶, the Council will seek contributions through Section 106, if viable, to support the provision of affordable shop units suitable for small or independent retailers.
- Any building(s) in this location would need to be of an exceptional standard and relate to the fine grain of the buildings in the vicinity.
- Any development of this site must be of high quality. New retail buildings in this area must be worthy of civic pride, appropriate to their location and enhance the urban environment.
- Comprehensive development of this site could see the setting back of the building line fronting Station Parade to align with Roding House and Barking Station.
- The design should respect and reinforce the rhythm of the curved facade at 1 Station Parade.
- Active frontages are key on this corner location.
- Connectivity is an important feature. The comprehensive development of this site would have to provide good connections through the site, between the store and the wider area. The scheme should not focus inwardly, but embrace its central setting.
- The north east corner of the site faces onto Leisure Square (BS13). It is important that any development does not create a blank edge onto this space and that natural surveillance and pedestrian permeability is considered in the design of any scheme. The store should optimise this new public space and revitalise this area of the town centre.
- To be a car free development. All servicing and deliveries should be off-street.
- Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity.
- Provide secure cycle parking spaces, changing and shower facilities for staff.
- Ensure opportunities for decentralised energy systems are fully exploited (subject to appropriate levels of predicted heatload) and compatibility with the district heating network.
- Section 106 contributions to the public realm improvements to Leisure Square (BS13).

²⁶ Policy 4.9, Small shops, of the London Plan (2011)

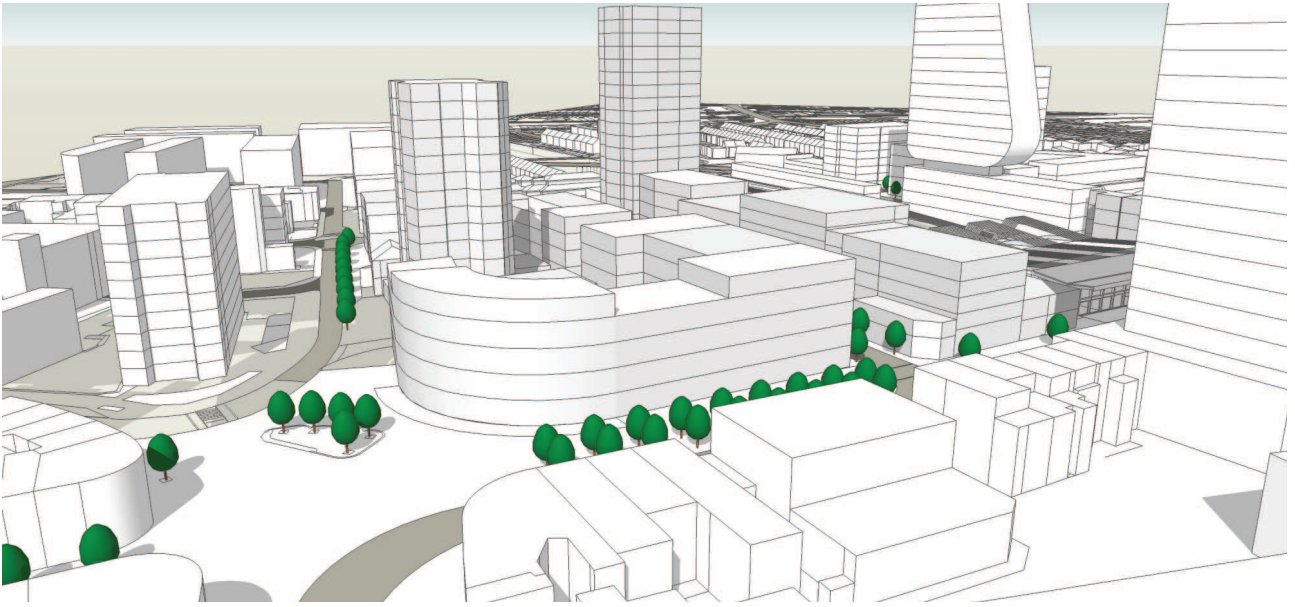


Figure 37: Model View of Anchor Retail Store (Indicative Only).

BS11 Crown House

Objectives	<ul style="list-style-type: none"> • Deliver better quality office accommodation. • Improve the vitality of the ground floor, introducing commercial uses to enliven the existing office accommodation. • Provide a positive relationship with Leisure Square.
Location	Crown House
Size	761 sq.m
Timescale	MEDIUM TERM
Implementation	This site depends on being brought forward and developed by the private sector.
Flood Zone	1
PTAL	6
Existing Uses	<ul style="list-style-type: none"> • Office accommodation • Ground floor car parking
Proposed Uses	<ul style="list-style-type: none"> • Retail units at ground floor. Uses should enhance the vitality of Leisure Square (BS13) – retail uses (A1) and cafes (A3) • Refurbished office accommodation above
Description	Crown House falls within the Abbey and Barking Town Centre Conservation Area. In the Conservation Appraisal for this area the building is identified as a negative contributor. There is therefore a requirement to improve the visual impact of this building on the local setting.

Description	<p>There is a need for an improved quality of office accommodation in Barking Town Centre²⁷. This site allocation sets out the need for a major refurbishment of the existing Crown House offices while creating a podium to enable the provision of commercial uses at ground floor level fronting Linton Road. This will create smaller retail and cafe units along the ground floor to enliven the front of the building.</p>
Design Requirements	<ul style="list-style-type: none"> • Refurbishment of Crown House must conserve or enhance the character of the Abbey and Barking Town Centre Conservation Area. • Any scheme on this site should conserve and enhance the grade II listed Baptist Tabernacle to the immediate west of the site. • Refurbishment of office accommodation to include a full external makeover in addition to an internal refit. • Active frontage should be created to maximise the relationship to Linton Road and Leisure Square. • Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity. • Provide secure cycle spaces, changing and shower facilities for staff.

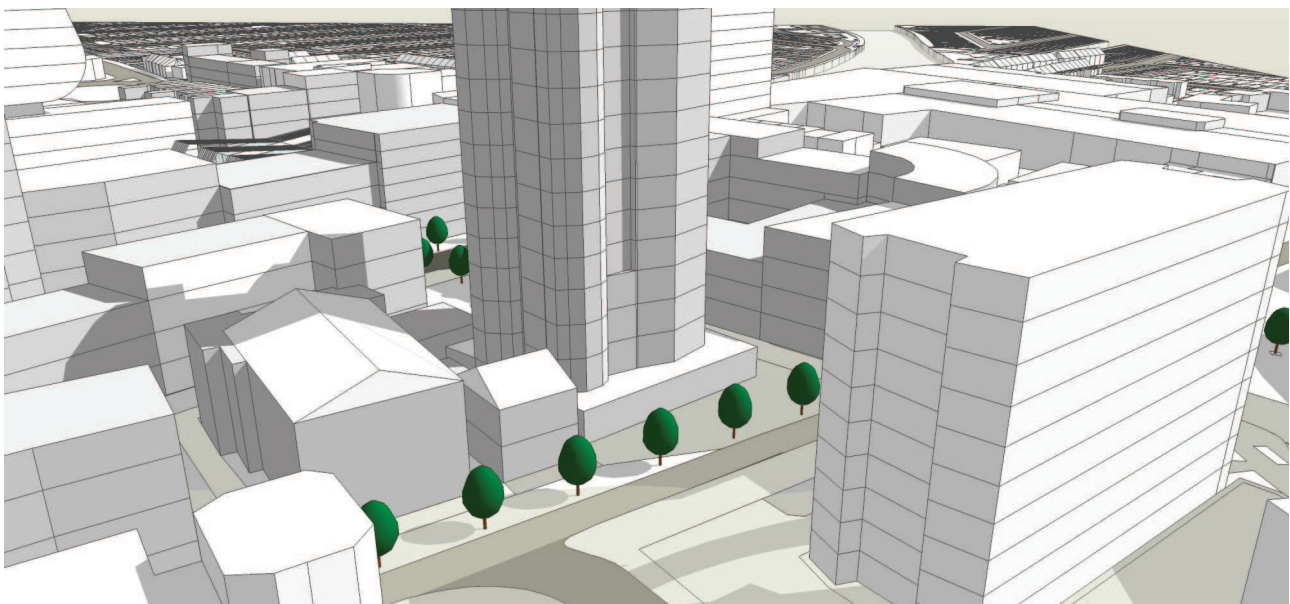


Figure 38: Model View of Crown House (Indicative Only).

²⁷ Demand for Office Use in Barking Town Centre, April 2008, King Sturge
 Barking Stage 3 Market Analysis and Scenario Review, February 2010, Savills

BS12 Linton Road Car Park

Objectives	<ul style="list-style-type: none"> • Deliver a high quality residential and office scheme in close proximity to the station. • To reinstate the historic street alignment and containment of Cambridge Road. • Create a street with clear built edges.
Location	<p>This site is to the immediate west of the grade II listed Baptist Tabernacle. The north and west boundary of the site fronts onto Cambridge Road. Crown House and its surface level car park form the eastern boundary.</p>
Size	1,536 sq.m
Timescale	MEDIUM TERM
Implementation	<p>The majority of this site is owned by the Council and it is anticipated that Barking and Dagenham will retain the freehold ownership of the land. The Council will prepare a brief for the site in order to appoint a development partner to deliver a comprehensive scheme in line with this site allocation.</p> <p>Prior to delivery of this site, any proposal for this site will need to ensure that suitable alternative parking is made available for the market traders who use the land for storing vehicles on market days.</p>
Flood Zone	1
PTAL	6
Existing Uses	<ul style="list-style-type: none"> • Car park used for market traders, 46 spaces
Proposed Uses	<ul style="list-style-type: none"> • Residential • Small office units

<p>Description</p>	<p>This proposal involves reinstating the historic street alignment of Cambridge Road by providing a new residential and small office development. The provision of small offices in this location will compliment the Enterprise Centre which is adjacent to this site.</p> <p>The introduction of new residential accommodation into Barking Town Centre will provide added vitality and vibrancy. This will support restaurants and leisure uses, which should help to change the perception of Barking which is currently has very little evening activity.</p> <p>The animation of Cambridge Road will also lend natural surveillance to a key walking route, linking the new King William Street Quarter Development to the wider town centre.</p>
<p>Design Requirements</p>	<ul style="list-style-type: none"> • This would not be an appropriate location for a tall building. • Conserve or enhance the character of the Abbey and Barking Town Centre Conservation Area. • Any scheme on this site should conserve and enhance the grade II listed Baptist Tabernacle to the immediate south east of the site. • Positive street frontage and natural surveillance should be formed by a mix of residential and small office units fronting onto Cambridge Road. This should form a street with a clear built edge. • Introduce ecological measures such as green roofs and soft landscaping to increase urban biodiversity. • Deliver the required amount of child play space or contributions to off-site provision and/or improvement of existing spaces. • To be a car free development. • Provide secure cycle parking spaces for residents and changing and shower facilities for the staff of the office units.

Figure 39: Model View of Linton Road Car Park (Indicative Only).

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Barking Station Masterplan Draft Supplementary Planning Document

Appendix A: Baseline analysis

Appendix A: Baseline analysis

This section of the SPD provides analysis of the Barking Station Masterplan area through a series of plans which are drawn from the work which Atkins undertook in 2008 and 2009.

Urban grain



Barking Town Centre's figure ground form is dominated by late Victorian terrace streets, the railway cut, the retail corridor along Station Parade and 1960's estate developments. Vicarage Fields, is the only site in the town centre currently offering a larger floor plate which attracts key retailers, rather than the converted and extended Victorian units (as recorded in 2008).

However, North Street (BTCSSA1), to the south of the Station Masterplan area will be coming forward in 2011 and will include 3,700 sq.m (net) retail.

Existing character areas



Much of the station's urban hinterland is characterised by the rapid expansion of the Victorian and post war periods, with a dominance of terrace and estate architecture.

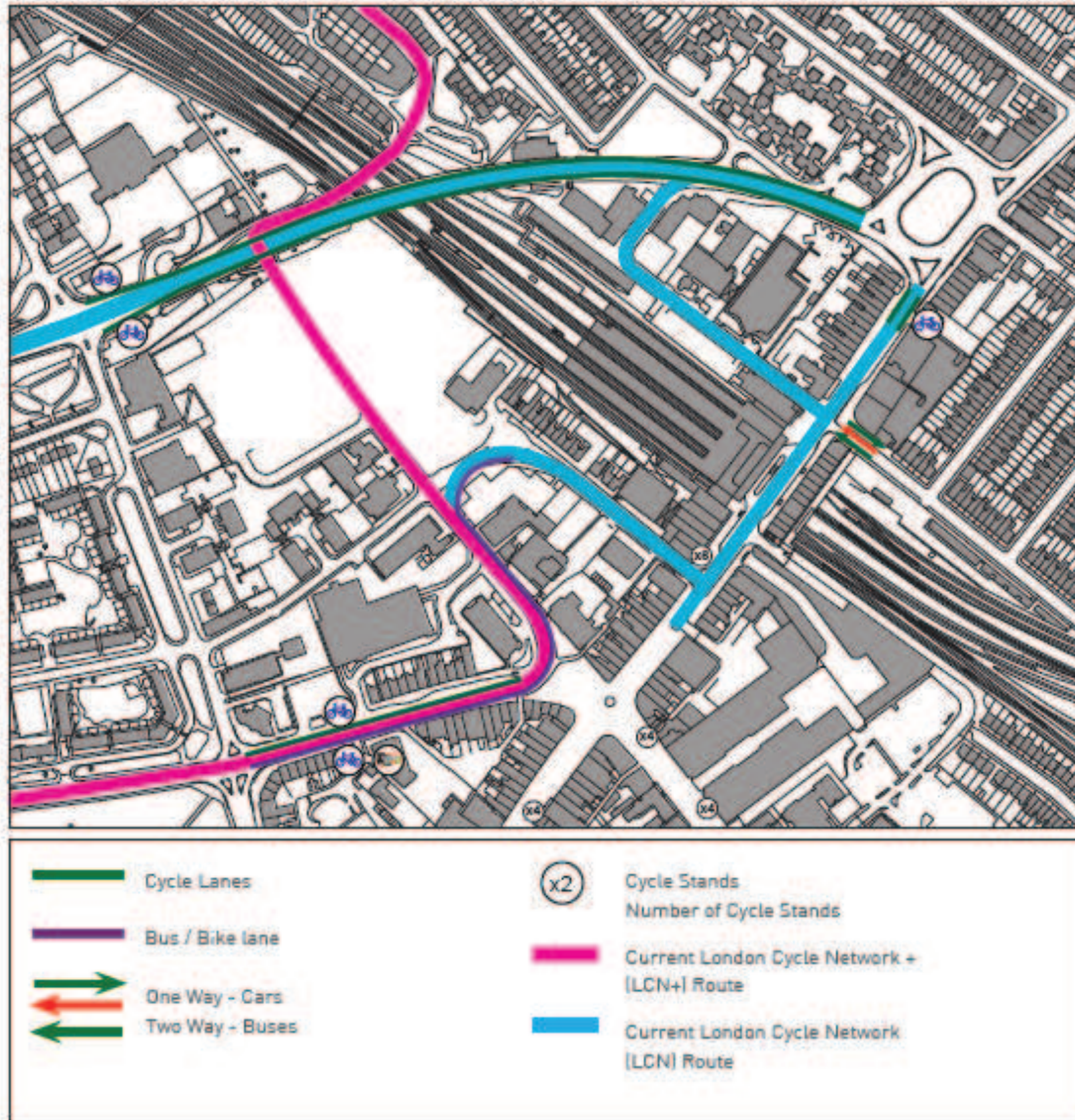
The town's retail and commercial core takes a crucifix form from the Abbey, where it began, past the station as its secondary anchor.

Existing pedestrian movement



Pedestrian Flow Analysis: People Per Hour, Day Average

Existing cycle movement links

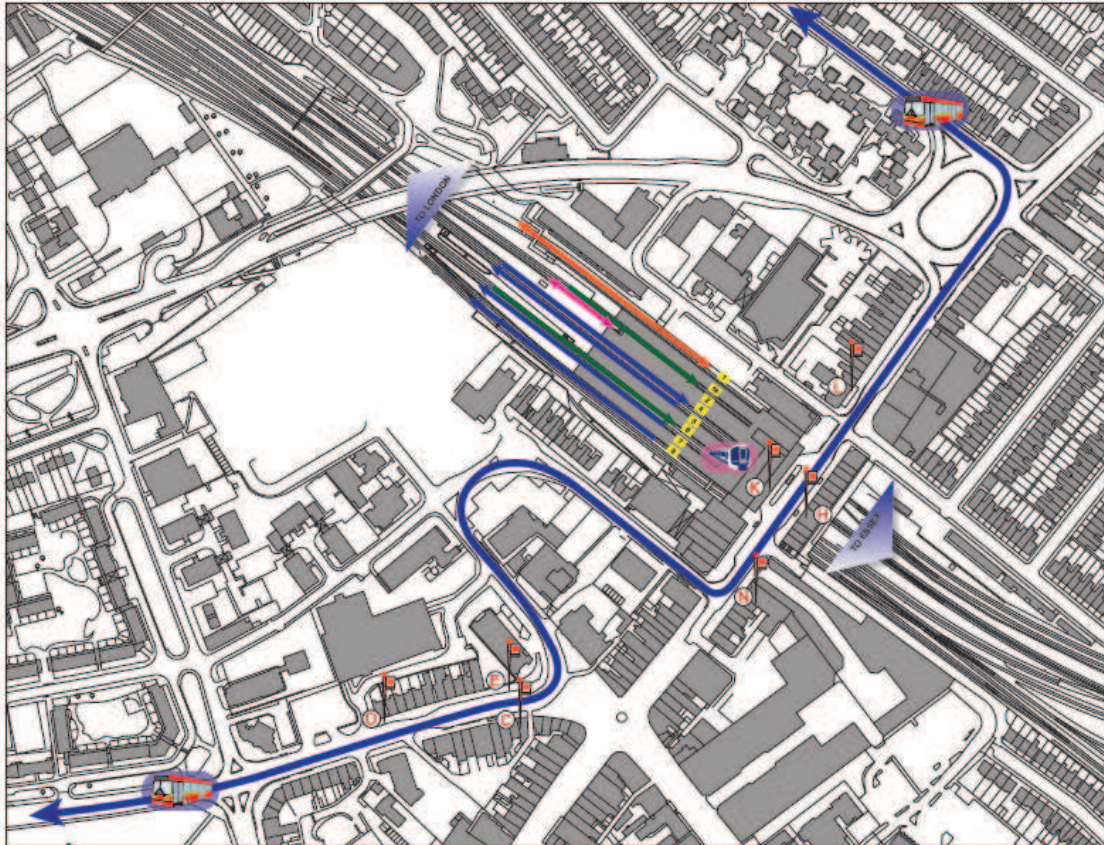


The local access patterns and street permeability are heavily dictated by the severance of the railway and River Roding Corridors (as recorded in 2008).

There are a number of bus stops outside the station which create pedestrian interchange desire lines, although movement is made difficult by the combination of car, cycle, bus and taxi facilities.

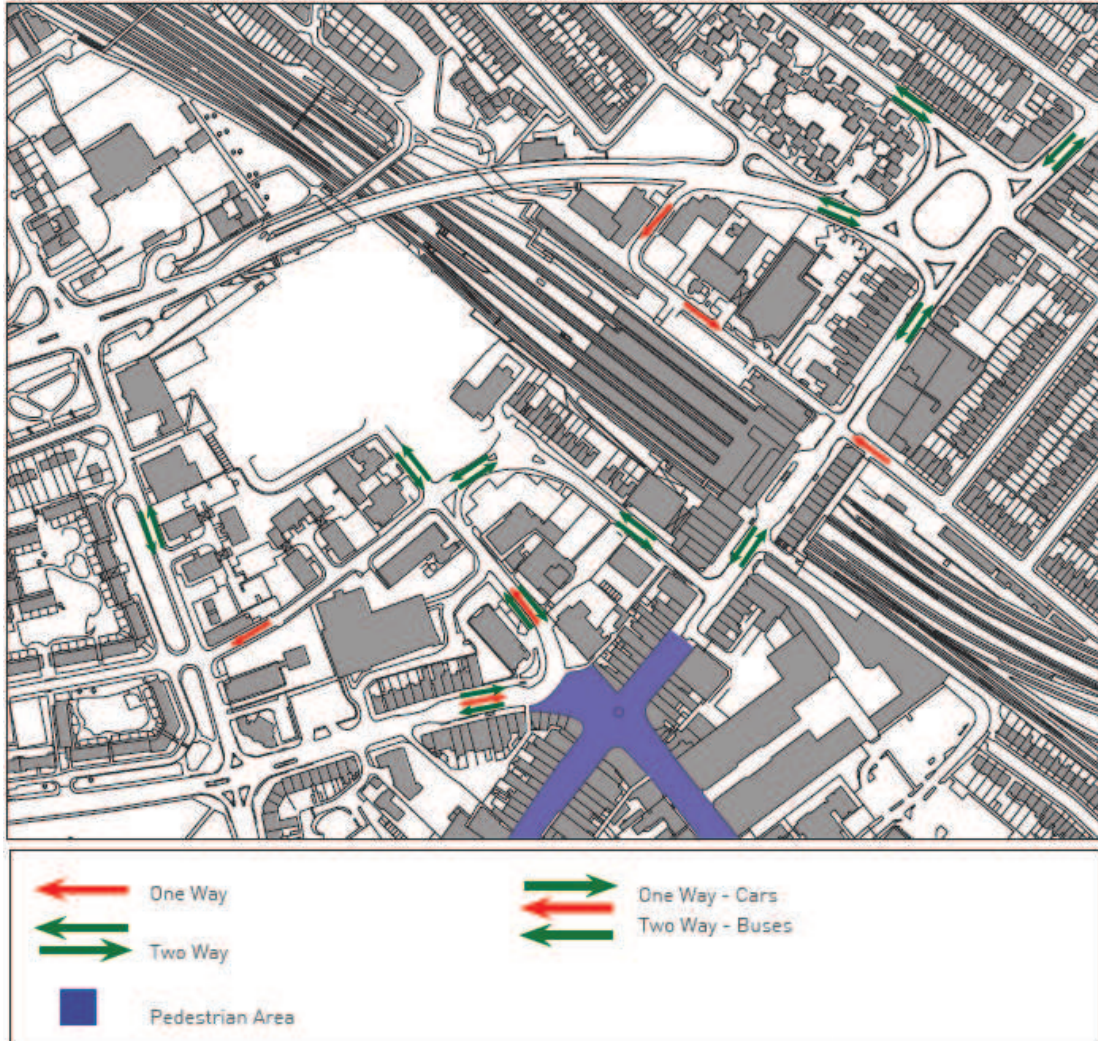
The surrounding streets of Victorian terrace are generally permeable and well connected, although the effect of the railway means that much of the pedestrian and vehicular traffic moving across town is funnelled via the station, or the relief road further north.

Existing bus routes



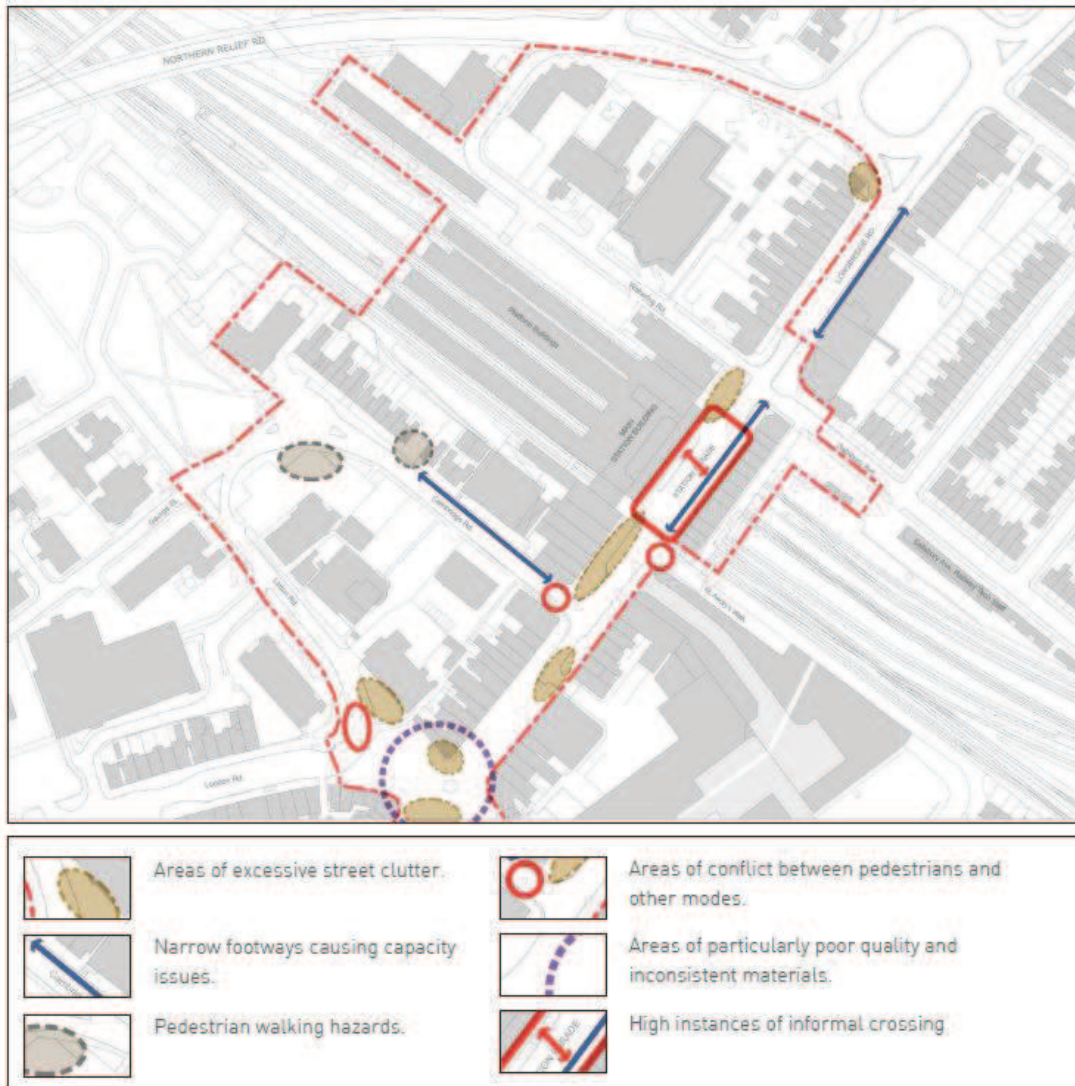
The station and its bridge deck accommodates a major bus corridor which includes ELT1, along with vehicular traffic by passing the pedestrianised Town Centre (as recorded in 2008).

Existing vehicle links



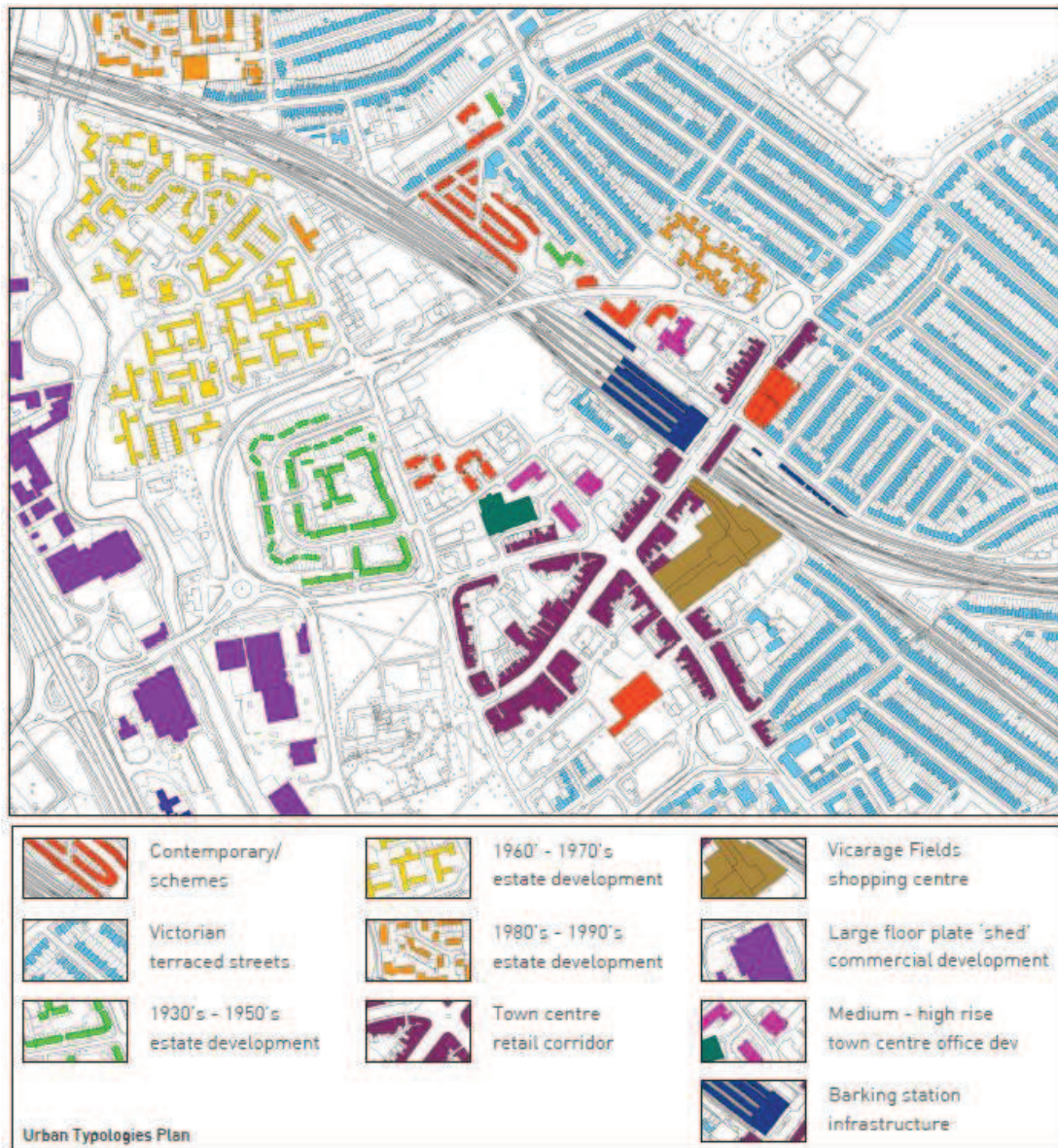
The major town centre highway network operates as a loop system, drawing the majority of Town Centre traffic across Station Parade (as recorded in 2008).

Public realm



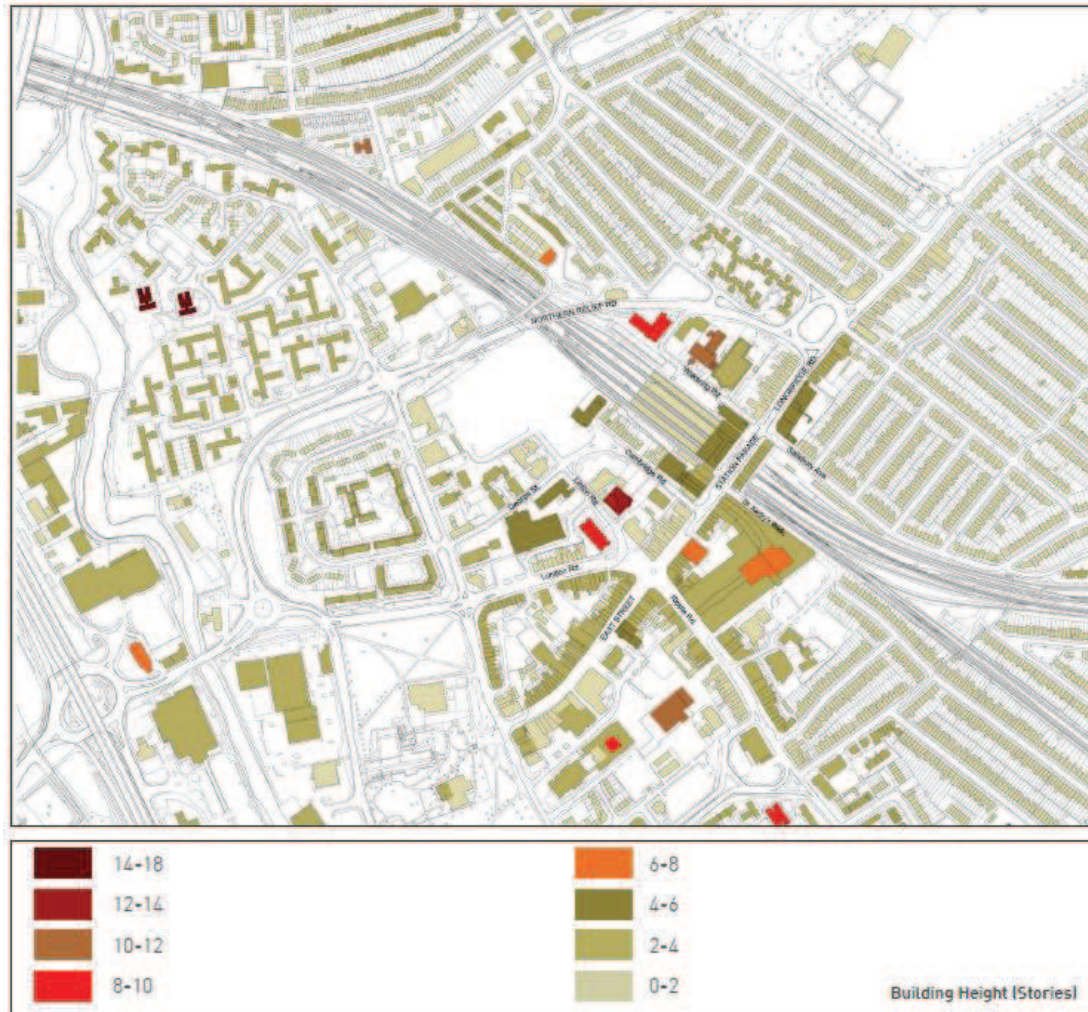
Public realm in the Station Masterplan area is currently dominated by space for vehicles with little provision for pedestrians.

Existing townscape qualities



As recorded in 2008.

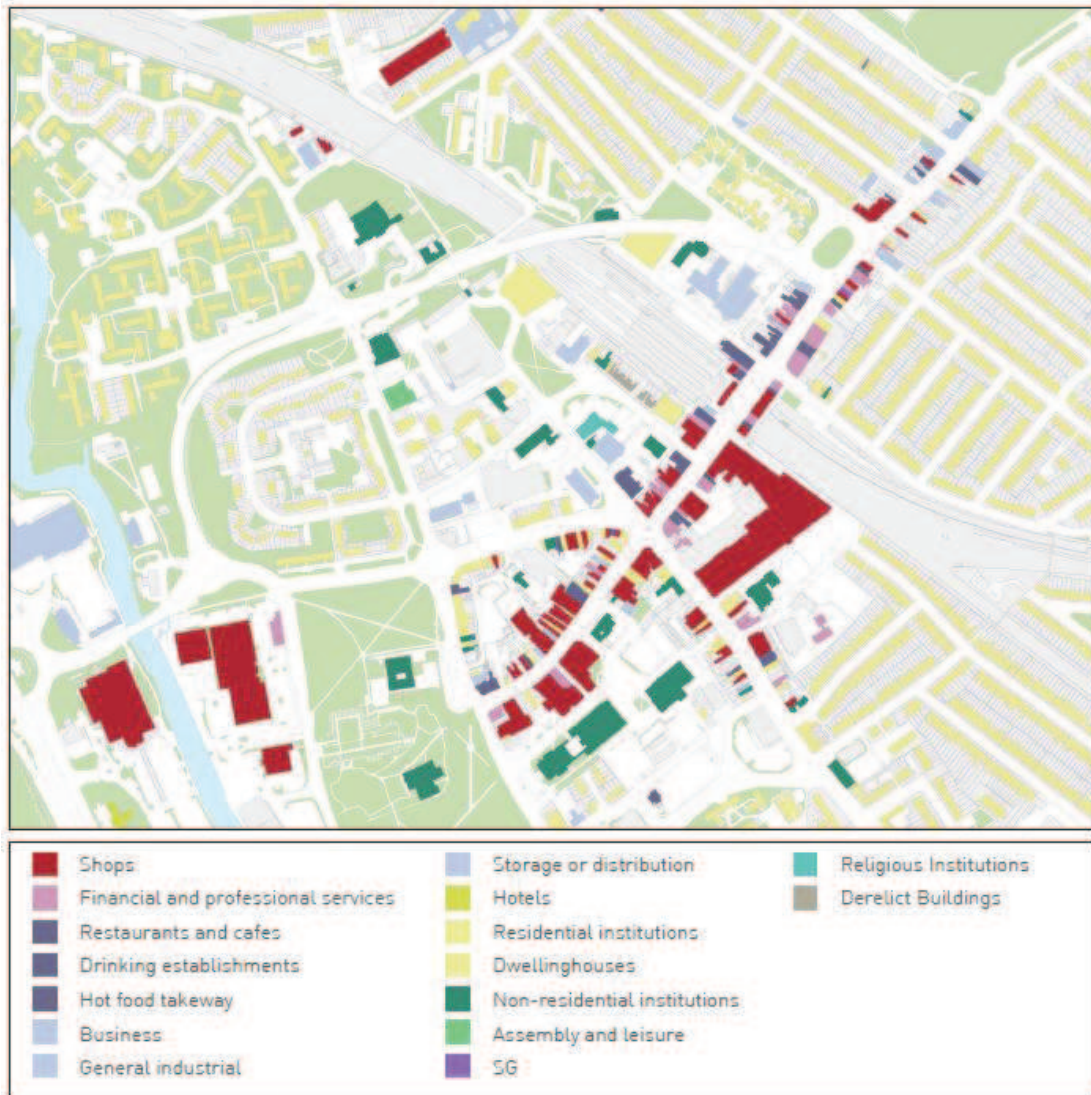
Existing building heights



Barking Town Centre is predominately low rise, with much of the context comprising two storey terrace housing. The main retail corridor does include some buildings of up to five storeys, although these tend to be in the heart of the town (as recorded in 2008).

Redevelopment of the Vicarage Field shopping centre granted permission in 2010 for a tall building. At 23 storeys it will be the tallest building in the town centre.

Existing land use

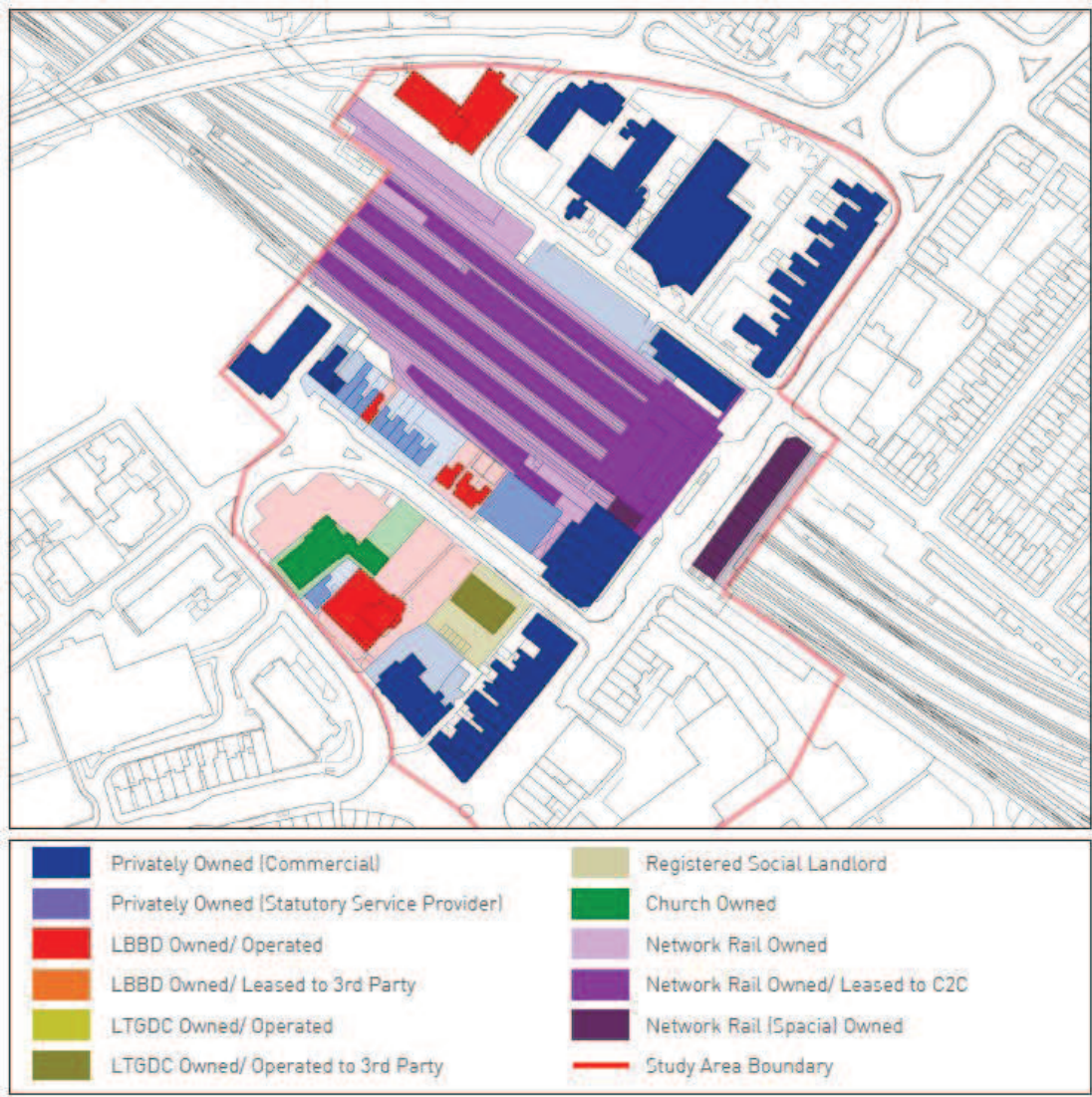


A corridor of retail uses form the main commercial axis along Station Parade. Much of the adjacent area is residential, while office development seems to cluster to the north of the commercial axis and either side of the station.

The civic heart of the town is where Barking Central has been developed, reinforced by the development of the Barking Learning Centre.

While there are a few industrial units within residential area, the majority are scattered along the waterways to the north and west (as recorded in 2008).

Existing major land ownership



Land Ownership Plan - Reflecting data provided by LBBB and initial discussions with project stakeholders. Individual landowners to be identified during development of masterplan options.

This plan shows the major land ownership within the study area (as recorded in 2008).

**London Borough of Barking and Dagenham
Local Development Framework**

Barking and Dagenham SPD

Biodiversity

**How biodiversity can be protected and
enhanced in the development process**

Supplementary Planning Document

December 2011

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Summary

The Biodiversity Supplementary Planning Document is one of the documents that make up the London Borough of Barking and Dagenham's Local Development Framework. Its purpose is to provide guidance to developers, householders and planners on how biodiversity should be protected and enhanced in the borough in accordance with policies in the Core Strategy and the Borough Wide Development Policies Development Plan Documents and to help make sure laws are not broken. It provides advice on:

- The legislation protecting plants, animals, birds and their habitats
- The relevant Local Development Framework policies
- The biodiversity information required when making a planning application.
- How to integrate biodiversity into buildings and their surroundings so as to improve existing habitats and create new habitats.

Development can have negative impacts on biodiversity, both direct, through the destruction of habitat, and indirect. These impacts can be significant and lead to the decline of biodiversity in the borough. Development can also have positive impacts for biodiversity especially for sites where there is little wildlife by integrating new habitats into buildings and adjacent spaces. The Biodiversity SPD will help ensure development within the borough is sustainable and serves to protect and increase biodiversity for local people to enjoy.

1. Introduction

- 1.1 Biodiversity is an important consideration in the planning process and must be integrated from an early stage into the design of any development.

The purpose of the Biodiversity SPD is to provide guidance to developers, householders and planners on protecting, creating and improving biodiversity during the development process.

Advice is provided on:

- The legislation protecting plants, animals, birds and their habitats
 - The relevant Local Development Framework policies
 - The biodiversity information required when making a planning application.
 - How to integrate biodiversity into buildings and their surroundings so as to improve existing habitats and create new habitats.
- 1.2 Permitted development and demolition may not require planning permission but householders and developers still need to ensure they do not harm protected and priority species, such as bats and birds. Advice is given on how developers and householders can comply with the law.
- 1.3 The SPD specifically supplements policies of the Core Strategy and Borough Wide Development Policies:
- CM1: General principles for development
 - CM3: Green Belt and Public Open Spaces
 - CR1: Climate Change and Environmental Management
 - CR2: Preserving and Enhancing the Natural Environment
 - BR3: Greening the Urban Environment
 - BP11: Urban Design
- It also helps implement the following Core Strategy Strategic Objectives
- SO10: Protecting and Enhancing Biodiversity
- 1.4 The SPD does not have the same status as the development plan but it is an important material consideration in the determination of planning applications.
- 1.5 The provisions of this SPD will be implemented primarily through the development management process.

- 1.6 This document is intended to complement rather than duplicate other planning documents. It should be read in conjunction with the Barking and Dagenham Local Strategic Partnership's Community Plan, and the policies and proposals in the Council's Local Development Framework (LDF).

2. Status of the Biodiversity SPD

- 2.1 This guidance has been put together in accordance with the framework provided in the Government's Planning Policy Statement 12: Local Spatial Planning (2008). The Statutory Development Plan is the starting point when determining planning application for the development or use of land. The Development Plan consists of the London Plan (July 2011) and the London Borough of Barking and Dagenham's Development Plan Documents (DPDs).
- 2.2 This SPD provides further detail on the implementation of DPD policy that applicants must follow to ensure they meet the policy requirements.

3. Planning policy framework

- 3.1 This chapter provides the planning policy context to this SPD. It also outlines legislation and a range of national, regional and local policy documents relevant to protection of biodiversity in our borough. Legislation which specifically protects species and habitats is discussed in Chapter 6.
- 3.2 Sustainability is a key issue in the borough and this is reflected in the Barking and Dagenham Local Strategic Partnership's Community Plan (2009) and the Council's Local Development Framework and Regeneration Strategy (2008 – 2013). The protection of the natural environment and wildlife and the need to increase access to nature for local people to enjoy are essential components of the council's commitment to sustainability.
- 3.3 Biodiversity encompasses all plants, animals, fungi and micro-organisms, the genes they contain, and the different habitats of which they are part. Biodiversity provides foods, medicines, materials, ecological services and contributes to cultural values and to leisure.

In 1992 the UK Government signed the International Convention on Biological Diversity (<http://www.biodiv.org>) making a commitment to "conserve and sustainably use biological diversity for the benefit of present and future generations."

Since 1992 the number of species in the UK and worldwide has continued to decline. Some species have also suffered reductions in

their populations. This is mainly due to the loss of habitat to development and the impact of climate change. International and national initiatives are promoting measures to try to halt and then reverse these declines.

- 3.4 Development can have negative impacts on biodiversity, both direct, through destruction of habitat, for example through construction, and indirect, for example through increased disturbance or excessive lighting. These impacts can be significant and lead to the decline of biodiversity in the borough.
- 3.5 Development can also have positive impacts for biodiversity, especially for sites where there is little wildlife. New developments can integrate new habitats into buildings and adjacent spaces that contribute to improving the status of UK Biodiversity Action Plan habitats and species.

National legislation and policy

- 3.6 The Natural Environment and Rural Communities (NERC) Act 2006 (Section 40) states that:

“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”

Local authorities are expected to take measures to protect and enhance biodiversity within their area by ensuring features of nature conservation value (habitats and species) are retained, enhanced or created during and following development and are not harmed. This can be achieved by:

- 1. Including policies that protect and enhance biodiversity in the Local Development Framework
 - 2. Requiring developers to provide sufficient information on the biodiversity of development sites and take measure to protect and enhance biodiversity.
 - 3. Help ensure legal requirements are met by developers in regard to protected species as defined under the Wildlife and Countryside Act (1981) as amended.
- 3.7 National policy in Planning Policy Statement (PPS) 1: Delivering Sustainable Development and PPS 9: Biodiversity and Geological Conservation promote sustainable development and the integration of biodiversity into new development.
- 3.8 PPS 9 sets out planning policies for the protection of biodiversity and geological conservation through the planning system. These policies must be taken into account by local planning authorities in the

preparation of local development documents and may be material to decisions on planning applications. PPS9 states that:

- Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests.
- The aim of planning decisions should be to prevent harm to biodiversity and geological conservation interests. If significant harm cannot be prevented, adequately mitigated against, or compensated for, then planning permission should be refused.

Water Development Framework

- 3.9 Lakes, ponds, rivers and estuaries are essential natural resources that provide important habitats for wildlife. A large proportion of these water bodies in the borough are damaged by pollution (current and historic) from industry and urban runoff and by modification of the original waterways (for example, through placing streams and rivers in culverts).
- 3.10 The EC Water Framework Directive (2000) establishes a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater. Its purpose is to “ensure all aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands meet 'good status' by 2015”.
- 3.11 The Directive requires Member States to establish river basin districts and for each of these a river basin management plan. The Thames River Basin District management plan has been produced by the Environment Agency and covers Barking and Dagenham. Key actions identified by the Environment Agency for improving waterways and water bodies in the borough include the following:
- The Environment Agency will investigate current levels of abstraction in the Upper Roding.
 - The Environment Agency will work with partners to re-meander the Mayes Brook through Mayesbrook Park and improve water quality from urban diffuse pollution.
 - The Environment Agency will work with partners to restore the Wantz Stream and the Beam through the Dagenham Washlands Flood Storage Area.
 - The Environment Agency will investigate methods for improving fish passages through the tidal sluices.
- 3.12 The Thames River Basin District management plan (Annex J) stresses the importance of ensuring sustainable water management using measures such as planning conditions and section 106 agreements. Sustainable water management measures may include green infrastructure, the use of sustainable urban drainage systems (SUDS)

and good practice in site clearance prior to development. Public bodies are also expected to identify opportunities for improvements and restoration work to maximise any contribution to meeting the Water Framework Directive objectives.

Water for life and livelihoods: River Basin Management Plans - Thames River Basin District can be found on the Environment Agency's web site at: www.environment-agency.gov.uk/wfd

Regional Planning Policy

- 3.13 The London Plan (July 2011) is the current planning strategy for London and has specific policies regarding biodiversity.

The London Plan requires that development proposals should respect and enhance the natural environment and incorporate greening and planting initiatives. The following policies are relevant to protecting and enhancing biodiversity:

Policy 2.18 Green infrastructure: the network of open and green spaces

Policy 3.6 Children and young people's play and informal recreation facilities

Policy 5.10 Urban greening

Policy 5.11 Green roofs and development site environs

Policy 7.19 Biodiversity and access to nature

Policy 7.20 Geological conservation

Policy 7.21 Trees and woodlands

Policy 7.24 Blue Ribbon Network

Policy 7.28 Restoration of the Blue Ribbon Network

All London Green Grid (incorporating the East London Green Grid)

- 3.14 A green grid is defined as a multifunctional network of open spaces, wildlife corridors and the links between them, providing benefits for people and wildlife to support sustainable communities.

London Plan Policy 2.18 Green infrastructure: the network of open and green spaces states:

The Mayor will pursue the delivery of green infrastructure by working in partnership with all relevant bodies, including across London's

boundaries, as with the Green Arc Partnerships and Lee Valley Regional Park Authority. The Mayor will publish supplementary guidance on the All London Green Grid to apply the principles of the East London Green Grid to green infrastructure across London.

Policy 2.18 also states:

Development proposals should:

- a) incorporate appropriate elements of green infrastructure that are integrated into the wider network
- b) encourage the linkage of green infrastructure, including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees, and other components of urban greening (London Plan Policy 5.10).

Policy CM3 of the Core Strategy supports the implementation of the East London Green Grid, which will form part of the emerging All London Green Grid.

Detailed information on Green Grid projects within Barking and Dagenham can be found in the following documents: Area Framework 2 Epping Forest and River Roding; Area Framework 3 Thames Chase, Beam and Ingrebourne; and Area Framework 4 London Riverside.

These documents can be downloaded at: www.designforlondon.gov.uk

London Borough of Barking and Dagenham LDF Policy

- 3.15 LDF policies within the Core Strategy and Borough Wide Development Policies DPDs that are relevant to biodiversity are listed below in Table 3.1.

In summary developers are expected to:

- Retain existing biodiversity on and adjacent to development sites and avoid harm
- Take measures to enhance existing biodiversity
- Create new habitats and opportunities for species

- 3.16 Developers are expected to consider how the development proposal can help meet habitat protection, enhancement and creation targets set out in the London Biodiversity Action Plan and the Local Biodiversity Action Plan (see pages 14 and 15 for further details).

The complete policies can be found in the Local Development Framework section on the council's web site www.barking-dagenham.gov.uk

Table 3.1: Local Development Framework Policies

Core Strategy DPD	
CM1: General principles for development	Natural and built assets including natural resources, air and water quality, biodiversity and habitats, the historic environment, local distinctiveness, and the Borough's network of open spaces should be protected and enhanced.
CM3: Green Belt and Public Open Spaces	The Council will ensure that important areas of public open space are identified and protected from development, that public open space is created and improved in areas of deficiency, and support the implementation of the East London Green Grid, the Blue Ribbon Network and the Barking and Dagenham Landscape Framework Plan.
CR1: Climate Change and Environmental Management	The Council will plan in harmony with landscape and biodiversity.
CR2: Preserving and enhancing the natural environment	<p>The Council will seek to preserve and enhance the Borough's natural environment, including all sites of ecological or geological value (whether or not they have statutory protection) and all protected or priority species.</p> <p>The Council will encourage development that enhances existing sites and habitats of nature conservation value (including strategic wildlife and river corridors) or which provide new ones, in particular where this will help meet the objectives of the Local Biodiversity Action Plan for Barking and Dagenham.</p>
CC3: Achieving community benefits through developer contributions	<p>Developer contributions could be used to provide:</p> <ul style="list-style-type: none"> • Environmental sustainability measures • Environmental and biodiversity enhancements (including those identified in the Landscape Framework Plan)

Borough Wide Development Policies DPD

<p>BR3: Greening the urban environment</p>	<p>The Council will expect, where appropriate, all development proposals to demonstrate that the sequential approach set out below to preserving and enhancing the natural environment has been followed:</p> <ul style="list-style-type: none"> • Retain, enhance or create features of nature conservation value and avoid harm. • Mitigate for impacts to features of nature conservation value. • Where there is no viable alternative, compensate for the loss of features of nature conservation value. <p>Where there are no existing features of nature conservation on a site, development should seek to create nature conservation enhancements to help 'green the urban environment'.</p>
<p>BP11: Urban Design</p>	<p>To naturalise and green the urban environment through an interconnected network of parks, open spaces, tree-lined streets, wildlife corridors, woodlands, pedestrian and cycle routes.</p>

4. Existing biodiversity in Barking and Dagenham

- 4.1 The London Borough of Barking and Dagenham features a wide range of habitats that have been influenced by the underlying landscape and by human activities. Industry and housing in the 20th century shaped large parts of the borough. The Ripple Nature Reserve is a good example of how biodiversity can recover and thrive on a brown field site. In the east of the borough, Eastbrookend Country Park has been created on a landfill and quarry site. The mosaic of water, scrub, woodland and grassland provides ideal conditions for wildlife. Along the western boundary of the borough lies the River Roding. Redevelopment of disused industrial land alongside the river should provide the opportunity to significantly improve the river's biodiversity.

The boroughs assets discussed in this chapter are:

- Sites of Importance for Nature Conservation
- Local Nature Reserves
- Priority species and habitats
- London Regional Landscape Framework
- Living Landscapes

Protected species and habitats are discussed in Section 5.

Sites of Importance for Nature Conservation

- 4.2 A site is listed as a Site of Importance for Nature Conservation (SINC) for the habitats or species that it supports. Sites are classified according to their regional and borough importance as Sites of Metropolitan Importance; Sites of Borough Importance; and Sites of Local Importance. Sites may also be declared as Local Nature Reserves.

A complete list of the SINC's within the borough and their locations is provided below. Details on each site and the reasons for their listing can be found on the council's web site at

<http://www.lbbd.gov.uk/LeisureArtsAndLibraries/Documents/sites-importance.pdf>

All SINC's will be identified in the LDF Proposals Map once it is adopted.

Many Sites of Importance for Nature Conservation in the borough are also important for their heritage. These sites include Barking Abbey Ruins and St Margaret's Churchyard, Barking Park and Loxford Water, St Peter's and St Paul's Churchyard, and Valence House Gardens. The London Inventory of Historic Green Spaces prepared by the London Parks and Gardens Trust provides a comprehensive inventory of historic open green spaces in the Greater London boroughs. The inventory is available at: <http://www.londongardenstrust.org/>

4.3 **Sites of Metropolitan Importance:** These sites contain habitats or support species that are of particular significance in the London region. They may contain rare species, rare assemblages of species, important populations of species or be significant within an urban environment. There are three Sites of Metropolitan Importance in the borough:

- M031 River Thames and Tidal Tributaries
- M089 The Ripple Nature Reserve (Local Nature Reserve)
- M090 The Chase Nature Reserve (Local Nature Reserve) and Eastbrookend Country Park (Local Nature Reserve)

4.4 **Sites of Borough Importance Grade I and Grade II:** These sites contain habitats or support species that are important in the borough. Damage to any of these sites would be a significant loss to the borough. There are fifteen Sites of Borough Importance in Barking and Dagenham:

- River Roding in Barking
- Furze House Farm
- Dagenham Breach and the lower Beam River
- Beam Valley South and the Wantz Stream
- Mid-Beam Valley and Dagenham East Lake
- Goresbrook and the Ship & Shovel Sewer
- Marks Hedge and Hainault Road Allotments Wood
- Barking Park and Loxford Water
- Mayesbrook and associated watercourses
- Mayesbrook Park Lakes
- Parsloes Park (includes The Squatts Local Nature Reserve)
- White's Farm
- Wantz Lake and Crowlands Golf Course
- Scratton's Farm Ecopark (Local Nature Reserve)
- Romford Line railsides

4.5 **Sites of Local Importance:** These sites provide access to nature for local residents and schools. They are particularly important in areas that are deficient in wildlife sites accessible to the public. There are eight Sites of Local Importance in the borough:

- Barking Abbey Ruins and St Margaret's Churchyard
- Gascoigne Road Pumping Station Rough
- St Chad's Park
- Valence House Gardens
- Reede Road Allotments, Pondfield Park and adjacent railside
- St Peter's and St Paul's Churchyard, Dagenham (Local Nature Reserve)
- Wellgate Community Farm

4.6 **Local Nature Reserves (LNRs):** Some of the Sites of Importance for Nature Conservation are also classified as Local Nature Reserves. These are declared for their importance to wildlife and people. There are eight Local Nature Reserves in the borough:

- Beam Valley TQ 508 844
- Dagenham Village Churchyard TQ 500 845
- Eastbrookend Country Park TQ 510 860
- Mayesbrook Park, South TQ 463 844
- Parsloes Park Squatts TQ 478 851
- Ripple Nature Reserve TQ 468 824
- Scrattons Ecopark and extension TQ 474 832
- The Chase – Dagenham TQ 515 857

Detailed information about each LNR can be found on Natural England's web site:

http://www.lnr.naturalengland.org.uk/Special/lnr/lnr_search.asp

Priority Species and Habitats

4.7 This section explains what priority species and habitats are and how they have been identified at the national and regional level. Certain species are also protected from harm and / or disturbance by law. Appendix 2 provides a list of protected and priority species that have been recorded in the borough. Information about legally protected species can be found in Chapter 5 and Appendix 5. Appendix 5 provides information on the different levels of protection for different species.

4.8 The UK Biodiversity Action Plan (UK BAP) has identified species and habitats that require specific actions for their protection and to reverse

their decline. A list of these habitats and species can be found at www.ukbap.org.uk

Priority species and habitats are those identified by the UK Biodiversity Partnership to be of conservation concern. The criteria for assessing species are:

- Threatened internationally.
- International responsibility and moderate decline in the UK in the last 25 years.
- Marked decline in the UK in the last 25 years.
- Other important factors, where quantitative data on decline were lacking but there is other evidence of extreme threat.

Terrestrial and freshwater habitats of conservation concern were assessed using the following criteria:

- Habitats the UK has international obligations for.
- Natural and semi-natural habitats at risk, such as those with a high rate of decline or which are rare.
- Habitats important for key species.
- Habitats which are 'functionally critical' i.e. those essential for organisms inhabiting wider ecosystems, may be used in some cases as for support, but is unlikely to be a qualifying criterion on its own.

Marine habitats were assessed using the adapted Review of Marine Nature Conservation criteria.

The 1,150 species and 65 habitats that meet the BAP criteria at the UK level can be found on the Natural England web site:

www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/prioritylist.aspx

- 4.9 At the regional level the London Biodiversity Partnership has selected those UK BAP species and habitats that occur in the London region and created a London Biodiversity Action Plan. Details can be found at www.lbp.org.uk

The London Biodiversity Partnership and Greater London Authority have identified those species and habitats that should be prioritised for the London region. **The priority habitats for London are:**

- Acid Grassland
- Chalk Grassland
- Heathland
- Reedbeds
- Rivers and Streams

- Standing Waters
- Tidal Thames
- Woodland (including wet woodland)
- Meadows and Pastures
- Built structures
- Parks and Urban Greenspaces (including Churchyards and Cemeteries)
- Private Gardens
- Wastelands
- Coastal and Floodplain Grazing Marsh
- Orchards
- Fen, Marsh and Swamp

Information on London BAP Priority Species can be found on the London Biodiversity Partnership's website:

www.lbp.org.uk/londonpriority.html

The London Plan has established targets for the protection, improvement and expansion of priority habitats to be achieved by 2020. These targets are included in the London Plan.

The targets for priority habitats in London for are shown in Appendix 4.

- 4.10 At the local level, the London Borough of Barking and Dagenham is responsible for the Local Biodiversity Action Plan which reflects the national and regional Biodiversity Action Plans and incorporates local priorities. The Barking and Dagenham Local Biodiversity Action Plan is available at:

http://ukbars.defra.gov.uk/plans/lbap_plans.asp?LBAP=%7BBE6BD2B7%2DF8CA%2D479C%2D8CFF%2D6A8B49F48BE0%7D&CO=

The Local Biodiversity Action Plan 2010 - 2015 selects habitats and species that will be prioritised for action within Barking and Dagenham, based on the priorities provided in the London Biodiversity Action Plan.

Proposals to enhance and create habitat in Barking and Dagenham should consult the Local Biodiversity Action Plan, the London Biodiversity Action Plan and the London Habitat Suitability Maps (available on the Greenspace Information for Greater London website: www.gigl.org.uk/Resources/Habitats/tabid/107/Default.aspx) to identify priority habitats and potential locations for different habitat types in the borough.

London Regional Landscape Framework

4.11 The London Regional Landscape Framework (May 2009) has been developed by Natural England and sets out the main landscape character types for London. There are four landscape character types within Barking and Dagenham:

- Essex Plateau – Mosaics of ancient woodland, wood pasture and acid grassland within the former royal hunting ‘forests’ at Epping Forest and Havering.
- North Thames Terraces – Flat, open grassland, stepping up from the Thames, with narrow sinuous strips of woodland marking the alignment of tributary creeks. Examples include Mayesbrook Park, Romford Line railsides and The Chase.
- Lower Thames Floodplain – A vast, flat riverside zone of grazed saltmarshes grading to reedswamp, mudflats and the wide tidal Thames - the most striking and immediately visible natural element in London. Examples include the Goresbrook, the Ripple Nature Reserve and Barking Creek.
- Roding River Valley – The narrow, sinuous course of the upper Roding where the riverbanks are lined with willows.

The design of large scale habitat creation should consider if it is appropriate to incorporate elements of the landscape character type for the site concerned.

More information about the London Regional Landscape Framework can be found on Natural England’s web site:

<http://www.naturalengland.org.uk/regions/london/ourwork/wildlondon/naturalsignatures/default.aspx>

Living Landscapes

4.12 Living Landscapes are areas identified by the Wildlife Trusts as areas to protect for wildlife, enlarge, improve and to join up. Within Barking and Dagenham the Essex Wildlife Trust has identified the Beam Valley as a Living Landscape. The London Borough of Barking and Dagenham is working with the London Borough of Havering and the Environment Agency to improve the Beam Valley for wildlife. More information is available from The Wildlife Trusts web site:

<http://www.wildlifetrusts.org/>

5. Protecting biodiversity in the development process

5.1 This chapter looks at how biodiversity is best protected through the development management process. There are three key elements to this:

- I. Providing accurate information with the planning application on the existence of habitats or biodiversity features and the presence of plants, invertebrates, amphibians, reptiles, birds or mammals (including bats) on the proposed development site
- II. Where it is known a protected or priority species or habitat is present ensuring assessments are undertaken which show the impact of the proposed development on them.
- III. Where such assessments demonstrate that species or habitats will be affected ensuring the development proposal is designed so as to avoid adverse effects where possible and mitigate unavoidable impacts.

Biodiversity needs to be considered at all stages during the development process. Understanding the habitats and species that are present on a development site will help you to:

- Comply with legislation protecting wildlife and habitats.
- Meet the requirements of Borough Wide Development Policy BR3 Greening the urban environment.

Once a development site has been identified the following steps should take place before demolition or site clearance and before the layout of the new development has been designed:

- **Are there any trees on or adjacent to the development site?**

Your topographical survey should show the location of all existing trees and a tree survey and a tree constraints plan should be produced. The design of the development should maximise the number of trees that will be retained. It should also identify suitable locations for tree planting, including significant trees, if space permits. More information is available in the Trees and Development Supplementary Planning Document.

- **Are there any plants, invertebrates, amphibians, reptiles, birds or mammals (including bats) using the development site?**

Most development sites and buildings will be made use of by wildlife and you may need a survey by a qualified ecologist. This survey will identify the different species present and the potential of the site to support species that may have been missed by the survey. Tables 5.1 and 5.2 provide criteria on when surveys of species and habitats are required.

Some species are protected by law from harm (protected species) and some species are priority species as they need extra help to prevent their decline in the UK (priority species). Some species are both protected and priority species. Your ecological survey will need to identify the presence or potential presence of these species on the development site. Further information is provided later in this chapter.

Surveys of species and habitats often need to take place at particular times of year and need to be planned in advance. **Appendix 1** provides a table showing the appropriate times of year to undertake surveys for different species.

- **Are there any habitats or biodiversity features or geological features on or next to the site? Is the site adjacent to a Site of Importance for Nature Conservation (SINC)?**

Most development sites have some habitat, for example grassland, hedges, scrub or water, so you may need a survey by a qualified ecologist. An ecological survey will identify these habitats and assess the impact of development. It will also assess the impact of the development on any adjacent SINC. The layout and design of your development should avoid harm to wildlife and habitats. If this is not possible, harm must be minimised and the harm must be compensated for either on the development site or within the area. Further information is provided later in this chapter.

Accurate information and planning applications

- 5.2 This chapter explains when ecological surveys are required so that accurate information is submitted with the planning application. All developments, regardless of their location, are also expected to consider how biodiversity can be enhanced or improved on the development site (further information on this aspect is provided in Chapter 7).

Applicants should ensure that any ecological surveys are incorporated into the early stages of the project. Accurate ecological information provided with the planning application will help prevent delays during the planning process.

Failure to submit accurate, up to date environmental information with a planning application can result in refusal to validate the planning application or refusal when considered against policy.

Pre-application discussions with planning staff will help applicants assess if surveys of wildlife and habitats are needed to support the planning application. Information about **the pre-application process** can be found on the council's web site: www.barking-dagenham.gov.uk

5.3 Figure 5.1, below, provides a simplified guide to the steps developers need to take to ensure they meet with the requirements to protect and enhance biodiversity on and adjacent to development sites.

Figure 5.1: Checklist for planning applications

Pre-application stage

1. Identification of site for proposed development



2. Assess the biodiversity value of the site and its surroundings:

- Does the site or adjacent land have a nature conservation designation?
- Are legally protected species present?
- Are Biodiversity Action Plan (priority) species or habitats present?

You may need to provide a survey and assessment.



3. If the development will have a negative impact on species and / or habitats present on the site, can an alternative site be found?

If an alternative site cannot be found, can the development be redesigned to avoid harm to species and habitats?

If harm cannot be avoided, you must set out how harm will be minimised and compensated for.



4. If trees are present on or adjacent to the site you will need to provide:

- A topographical survey
- A tree survey (including information on any trees protected by Tree Preservation Orders)
- A tree constraint plan

Consult the Trees and Development SPD for further information.

Application stage

5. The Local Planning Authority will consider if the information submitted by the developer is adequate and accurate. Additional information and / or surveys may be required.



6. If European protected species, such as bats or great crested newts, are present the Local Planning Authority must apply the three tests set out in the Habitats Regulations:

- No satisfactory alternative to the development
- Impacts are not detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range
- The development is in the interests of public health or safety, or other imperative reasons for overriding public interest, including those of social, economic and environmental benefit.

A licence from Natural England may also be required.



7. An Arboricultural Implications Assessment and an Arboricultural Method Statement may be required for trees present on and adjacent to the site. Consult the Trees and Development SPD for further information.



8. The planning application will be determined in accordance with the Development Plan (the Barking and Dagenham Local Development Framework and the London Plan).



9. If planning permission is granted conditions may be attached requiring further mitigation, enhancements for biodiversity, tree planting and / or compensation for unavoidable loss.

Post application stage

10. Where a licence from Natural England is required ensure this has been obtained before work commences.



11. Ensure that landscaping and biodiversity conditions are met. If an Ecological Management Plan is required ensure this is provided and any monitoring requirements are met.

Demolition

5.4 Proposals that involve demolition of buildings should refer to Table 5.1 to determine if any species surveys are required. In general the majority of buildings will require:

- 1) A bat survey
- 2) A survey for nesting birds

before demolition can be permitted.

Please note that the council's Building Control team must be notified in writing of any proposed demolition of a building or part of a building at least 6 weeks before work commences.

Further information is available on the council's web site www.barking-dagenham.gov.uk or from the Building Control Team (contact details are provided in the **Contacts** section).

Survey and Assessment requirements for Protected and Priority species

- 5.5 The London Borough of Barking and Dagenham has a duty to consider the conservation of biodiversity when determining a planning application; this includes having regard to the safeguarding of species that are legally protected under the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 and the Badgers Act 1992.

Where a proposed development is likely to affect Protected and / or Priority species, the applicant must submit a Protected and / or Priority Species Survey and Assessment.

Any development proposals shown in Table 5.1 must submit a Protected and Priority Species Survey and Assessment with the planning application. Exceptions to when a survey and assessment may not be required are explained in the table.

Appendix 2 provides a list of those protected species and priority species likely to be found in the London Borough of Barking and Dagenham. An explanation of what is meant by protected and priority species is provided below.

Protected Species

- 5.6 Protected Species are those plants and animals protected by law. The degree of protection depends on the relevant legislation, as explained below. Detailed information on protected species can be found in Appendix 5.

Natural England's protected species standing advice provides guidance on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides advice on survey and mitigation requirements. The advice can be found at:

<http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx>

Priority Species

- 5.9 Priority species and habitats are those identified by the UK Biodiversity Partnership to be of conservation concern. They are selected for priority action in biodiversity action planning, at the national, regional and /or local level. Local planning authorities are required to ensure these species are protected from the adverse effects of development. Planning permission will not be granted for development that would result in harm to these species or their habitats unless the need for, and the benefits of, the development clearly outweigh that harm.

Appendix 2 provides a list of species that have priority status and are likely to be found in Barking and Dagenham. The complete lists for

priority species in London are provided by the London Biodiversity Partnership and can be accessed here:
www.lbp.org.uk/londonpriority.html

Survey requirements for Protected and Priority Species

5.10 To ensure that the survey is accurate the following guidelines should be followed:

- I. The survey should be undertaken and prepared by competent persons with suitable qualifications and experience (such as a member of the Institute of Ecology and Environmental Management) using nationally recognised survey guidelines/methods where available.
- II. Surveys must be undertaken at the appropriate time of day and month of year for the species being surveyed and may be required to take place over an extended period of time. **Appendix 1** provides guidance on the optimal survey times for protected and priority species.

Further information on appropriate survey methods can be found on the Institute of Ecology and Environmental Management web site at www.ieem.net

- III. The survey should be informed by the results of a search for ecological data from Greenspace Information for Greater London (GiGL), the capital's environmental records centre.

Note that publically available data obtained from the National Biodiversity Network (NBN) Gateway does not provide sufficient detail and cannot be considered as a substitute for a data search by GiGL.

- IV. The survey must be to an appropriate level of scope and detail and must:

- Record which species are present and identify their numbers (may be approximate);
- Map their distribution and use of the area, site, structure or feature (e.g. for feeding, shelter, breeding).

5. A copy of any ecological data submitted as part of a planning application will be given by the planning authority to Greenspace Information for Greater London, the capital's environmental records centre. See Section 5.19 for more information.

Assessment requirements for Protected and Priority Species

- 5.11 The assessment must identify and describe potential development impacts likely to harm protected and / or priority species, and/or their habitats, identified by the survey (these should include both direct and indirect effects both during construction and after development).

Where harm is likely, evidence must be submitted to show how:

- Alternatives designs or locations have been considered;
- Adverse effects will be avoided wherever possible;
- Unavoidable impacts will be mitigated or reduced;
- Impacts that cannot be avoided or mitigated will be compensated.

- 5.12 The information provided in response to the above requirements are consistent with those required for an application to Natural England for a European Protected Species License. Further detailed information can be found on Natural England's web site at www.naturalengland.org.uk/ourwork/regulation/wildlife/default.aspx

A protected species survey and assessment may form part of a wider Ecological Assessment and/or part of an Environmental Impact Assessment.

**Table 5.1: Protected and Priority Species:
Criteria and indicative thresholds for when a survey and assessment will
be required**

Proposals for Development That Will Trigger a Protected and / or Priority Species Survey	Species Likely To Be Affected And For Which A Survey Will Be Required														
	Bats	Barn owl	Breeding Birds	Wintering Birds	Gt. crested newt	Water Vole	Badger	Reptiles	Amphibians	Plants	Invertebrates	Harvest mouse	Stag beetle	Brown hare	Other BAP species
<p>Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:</p> <ul style="list-style-type: none"> • All agricultural buildings (e.g. farmhouses and barns), whatever their condition, particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick. The only exception is modern agricultural buildings of prefabricated construction with steel/sheet materials. • Roofs of any type, or demolition of a built structure, regardless of location, except for those either 	✓	✓	✓												

Proposals for Development That Will Trigger a Protected and / or Priority Species Survey	Species Likely To Be Affected And For Which A Survey Will Be Required															
	Bats	Barn owl	Breeding Birds	Wintering Birds	Gt. crested newt	Water Vole	Badger	Reptiles	Amphibians	Plants	Invertebrates	Harvest mouse	Stag beetle	Brown hare	Other BAP species	
<p>of prefabricated construction with steel/sheet materials (such as modern warehouses) or flat roof structures with no roof voids, soffit or barge boards.</p> <ul style="list-style-type: none"> • All unused industrial chimneys, which are unlined and of brick or stone construction; • All tunnels, culverts, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; • All bridge structures, aqueducts and viaducts (especially over water and wet ground). • Green Roofs 	✓															
			✓	✓						✓	✓					

Proposals for Development That Will Trigger a Protected and / or Priority Species Survey	Species Likely To Be Affected And For Which A Survey Will Be Required														
	Bats	Barn owl	Breeding Birds	Wintering Birds	Gt. crested newt	Water Vole	Badger	Reptiles	Amphibians	Plants	Invertebrates	Harvest mouse	Stag beetle	Brown hare	Other BAP species
Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees.	✓		✓												
Proposals affecting woodland, or field hedgerows and/or lines of trees with connectivity to woodland or water bodies.	✓		✓				✓	✓		✓					
Proposals affecting established grassland (i.e. not ploughed or seeded for 5 or more years) or 'roughland' (i.e. grassland partially covered with scrub or trees), <i>excluding</i> residential gardens and grassland managed intensively for sports or amenity use and <i>including</i> roadside verges			✓	✓				✓		✓	✓	✓		✓	

Proposals for Development That Will Trigger a Protected and / or Priority Species Survey	Species Likely To Be Affected And For Which A Survey Will Be Required														
	Bats	Barn owl	Breeding Birds	Wintering Birds	Gt. crested newt	Water Vole	Badger	Reptiles	Amphibians	Plants	Invertebrates	Harvest mouse	Stag beetle	Brown hare	Other BAP species
Proposed tree work (felling or lopping) and/or development affecting: <ul style="list-style-type: none"> • old and veteran trees that are older than 100 years; • trees with obvious holes, cracks or cavities, • trees with substantial ivy cover; • trees with a girth greater than 50cm at chest height; 	✓	✓	✓												
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices or caves	✓		✓				✓								✓
Proposals within 250m* of a pond (excluding small garden ponds). Does not apply to householder applications. Where known records for great crested newt occur this should be 500m.			✓		✓										✓

Proposals for Development That Will Trigger a Protected and / or Priority Species Survey	Species Likely To Be Affected And For Which A Survey Will Be Required														
	Bats	Barn owl	Breeding Birds	Wintering Birds	Gt. crested newt	Water Vole	Badger	Reptiles	Amphibians	Plants	Invertebrates	Harvest mouse	Stag beetle	Brown hare	Other BAP species
Proposals affecting or within 200m* of rivers, streams, canals, lakes or other aquatic habitats such as fenland, marshland or reedbed. Does not apply to householder applications.	✓		✓	✓	✓	✓			✓	✓		✓			
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.			✓	✓	✓		✓	✓	✓		✓	✓			
Proposals affecting bare ground and/or sparsely vegetated sites, wherever they are located			✓	✓											
Proposed development affecting any buildings, structures, feature or locations where protected and / or priority species are known to be present .**	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

* Distances may be amended to suit local circumstance on the advice of the Local Planning Authority or the local Natural England team or the Barking and Dagenham Wildlife Partnership.

**Confirmed as present by either a data search (for instance via Greenspace Information for Greater London, the capital's environmental records centre) or as notified to the developer by the local planning authority and/or by Natural England, the Environment Agency or other nature conservation organisation.

Exceptions for when a full species survey and assessment may not be required

5.13 A full Protected or Priority Species Survey and Assessment may not be required when:

1. Following consultation by the applicant at the pre-application stage where the LPA has stated in writing that no protected or priority species surveys and assessments are required.

2. It is clear that no protected or priority species are present despite the guidance in the above table indicating that they are likely and the applicant is able to provide evidence with the planning application to demonstrate that such species are absent (e.g. this might be in the form of a letter or brief report from a suitably qualified and experienced person, or a relevant local nature conservation organisation).

3. It is clear that the development proposal will not affect any protected or priority species present, then only limited information needs to be submitted. This information should, however:

(a) demonstrate that there will be no significant effect on any protected or priority species present and

(b) include a statement acknowledging that the applicant is aware that it is a criminal offence to disturb or harm protected species should they subsequently be found or disturbed.

In some situations, it may be appropriate for an applicant to provide a Protected and Priority Species Survey and Assessment for only one or a few of the species shown in Table 5.1 above e.g. those that are likely to be affected by a particular activity. Applicants should make clear which species are included in the assessment and which are not and why the exceptions apply.

Survey and Assessment requirements for Sites of Importance for Nature Conservation, priority habitats and geological conservation

5.14 Where a proposed development is likely to affect a

- A Site of Importance for Nature Conservation (SINC) or
- Priority habitats or biodiversity features listed in **Table 5.2** or
- Geological features listed in **Table 5.3**

the applicant must submit an **Ecological or Geological Survey** (as appropriate) with the application. Exceptions to when a survey and assessment may not be required are also explained in these tables.

Chapter 4 provides detailed information on the Sites of Importance for Nature Conservation and priority habitats in Barking and Dagenham.

An ecological/geological survey and assessment may form part of a wider Environmental Impact Assessment.

Survey requirements for Sites of Importance for Nature Conservation, priority habitats and geological conservation

5.15 To ensure that the survey is accurate the following guidelines should be followed:

1. The **Survey** should be undertaken and prepared by competent persons with suitable qualifications and experience (such as a member of the Institute of Ecology and Environmental Management) and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines/methods where available.

Further information on appropriate survey methods can be found on the Institute of Ecology and Environmental Management web site at www.ieem.net

2. The survey should be informed by the results of a search for ecological or geological data from Greenspace Information for Greater London, the capital's environmental records centre.

Note that publically available data obtained from the National Biodiversity Network (NBN) Gateway does not provide sufficient detail and cannot be considered as a substitute for a data search by GiGL.

Additional information may be available from the London Wildlife Trust, and Local RIGS Groups.

Information on internationally and nationally designated sites can be found at: www.natureonthemap.org.uk

Information on locally listed Sites of Importance for Nature Conservation sites can be found on the council's web site at: www.barking-dagenham.gov.uk

3. The survey must be to an appropriate level of scope and detail and must:
 - Record which habitats and features are present on, and where appropriate, around the site.
 - Identify the extent/area/length/population size present.
 - Map their distribution on site and/or in the surrounding area shown on an appropriate scale plan.
4. A copy of any ecological data submitted as part of a planning application will be given by the planning authority to Greenspace Information for Greater London, the capital's environmental records centre. See Section 5.19 for more information.

Assessment requirements for Sites of Importance for Nature Conservation, priority habitats and geological conservation

- 5.16 The assessment should identify and describe potential development impacts likely to harm any Sites of importance for Nature Conservation, priority habitats, other listed biodiversity features or geological features

This should include both direct and indirect effects both during construction and after development. Where harm is likely, evidence must be submitted to show:

- How alternatives designs or locations have been considered.
- How adverse effects will be avoided wherever possible.
- How unavoidable impacts will be mitigated or reduced.
- How impacts that cannot be avoided or mitigated will be compensated.

The assessment should give an indication of likely change in the extent of the habitat on the site after development e.g. whether there will be a net loss or gain. If a net loss of priority habitat is anticipated, then it must be recreated elsewhere in the borough.

**Table 5.2: Local Requirement for SINCs and Priority Habitats:
Criteria for when a habitat survey and assessment is required**

<p>1. Designated sites (as shown on the LDF Proposals Map and listed in Chapter 2) Regionally and locally listed sites: Site of Importance for Nature Conservation (SINC) Local Nature Reserve (LNR)</p>
<p>2. Priority habitats (Habitats of Principal Importance for Biodiversity relevant to Barking and Dagenham under S.41 of the NERC Act 2006)</p> <ul style="list-style-type: none"> • Arable Field Margins • Coastal saltmarsh • Hedgerows • Intertidal mud flats • Lowland dry acid grassland • Lowland meadows • Lowland mixed deciduous woodland • Open Mosaic Habitats on Previously Developed Land • Reedbeds • Rivers and streams • Standing open water and canals (lakes, reservoirs, ponds, aquifer fed fluctuating water bodies) • Traditional Orchards • Wet woodland
<p>3. Other biodiversity features (as identified by the Barking and Dagenham Wildlife Partnership - see paragraph 84 ODPM Circular 06/2005). The features listed below may provide habitat for priority species and may require survey.</p> <ul style="list-style-type: none"> • Secondary Woodland and Mature/Veteran Trees • Disused tunnels (e.g. roosts for bats) • Tree lines providing sheltered feeding habitat for bats • Previously developed land with biodiversity interest • Urban green space (parks, allotments, cemeteries, churchyards flower-rich road verges and railway embankments) • Sites identified as Wildlife Corridors

Table adapted from Validation of Planning Applications (Association of Local Government Ecologists, 2007)

Exceptions for when a full biodiversity site survey and assessment may not be required

5.17 Regional and Local Sites and Priority Habitats and Species: A survey and assessment will not be required where the applicant is able to provide copies of pre-application correspondence with the council's ecologist or ecological advisor and/or other competent parties (e.g. Natural England, London or Essex Wildlife Trust), showing that they are satisfied that the proposed development will not affect any regional or local sites listed for their local nature conservation importance or any other priority habitats or listed features.

Table 5.3: Local Requirement for Designated Geodiversity Sites and Features: Criteria for when a survey and assessment is required

<p>1. Designated Sites (as shown on the LDF Proposals Map)</p> <p>Regionally and locally listed sites:</p> <p>In August 2010 there were no designated geodiversity sites in Barking and Dagenham. Up to date information can be obtained from the London Borough of Barking and Dagenham.</p>
<p>2, Geological conservation features (Based on the Earth Science Conservation Classification)</p> <p>Exposure or Extensive Sites</p> <ul style="list-style-type: none"> • Active quarries and pits • Disused quarries and pits • River and stream sections • Extensive buried interest • Road, rail and canal cuttings <p>Integrity Site</p> <ul style="list-style-type: none"> • Static (fossil) geomorphological • Active process geomorphological <p>Finite Site</p> <ul style="list-style-type: none"> • Finite mineral, fossil or other geological • Mine dumps • Finite underground mines and tunnels • Finite buried interest

Table adapted from Validation of Planning Applications (Association of Local Government Ecologists, 2007)

Exceptions When a Full Survey and Assessment May Not Be Required

5.18 Regional and Local Sites: A survey and report will not be required where the applicant is able to provide copies of pre-application correspondence with appropriate local geological experts (such as the Local RIGS Group) that they are satisfied that the proposed development will not affect any regional or local sites listed for their geological importance.

Survey data

- 5.19 A copy of any ecological and geological data submitted as part of a planning application will be given by the planning authority to Greenspace Information for Greater London (GiGL), the capital's environmental records centre. The applicant should inform the person / organisation undertaking survey work in relation to a planning application that this data will be made available to the public as a result of its transfer to GiGL. The purpose of this data exchange is to increase the knowledge, protection and enhancement of biodiversity in the borough.

To meet this requirement a table of data should be provided with the following minimum information, as an appendix to any ecological or survey reports:

- Grid Reference
- Date
- Species
- Observer (the person who made the record)
- Location name
- Abundance (if recorded)

A standard data entry form in Excel format showing the required and all optional fields can be downloaded from the GiGL web site at: www.gigl.org.uk/Resources/Downloads/tabid/60/Default.aspx

Unless stated, all data will be managed and made available in accordance with GiGL's accessing data policy (which includes putting it on the National Biodiversity Network). Further information is available on GiGL's web site.

Invasive species

- 5.20 Animals and plants that have been introduced to an area where they do not normally occur may become invasive. Species local to the area may be unable to compete and as a result the introduced species may rapidly take over.

Where a site is to be redeveloped the presence of any invasive species should be identified at an early stage and measures put in place to prevent the spread of this species during and after construction. Please note that it is an offence under section 14(2) of the Wildlife and Countryside act 1981 to "plant or otherwise cause to grow in the wild" any plant listed in Schedule nine, Part II to the Act.

The Environment Agency provides advice on the measures that can be taken to control invasive species. Where it is intended to use herbicides or pesticides close to water, an application must be made to the Environment Agency.

The plant species of main concern that are likely to be found on development sites in Barking and Dagenham are:

- Japanese knotweed
- Himalayan balsam
- Giant Hogweed

5.21 Japanese knotweed: Legislation places a duty of care on landowners to actively control and eradicate Japanese Knotweed. All parts of the plant and any soil contaminated with it are classified as controlled waste and are required legally to be removed and disposed of by a licensed waste control operator. The Environment agency provides further information on the management of Japanese Knotweed.

5.22 Developers should also ensure the following species are not introduced to any water bodies, including garden ponds on or adjacent to the development site:

Curly waterweed (*Elodea crispa*)
Pennywort
New Zealand pigmyweed
Water-primrose
Parrot's feather
Water fern

These species are commonly for sale in garden centres and gardeners should avoid purchasing them. Plants, animals and water from garden ponds should not be transferred to other ponds or water bodies. This will help prevent the further spread of these species between gardens and reduce further colonisation of natural habitats by invasive non-native plants.

6. Enhancing biodiversity and habitat creation

- 6.1 All development proposals are required by Borough Wide Development Policy BR3 Greening the urban environment to enhance and create features of nature conservation wherever possible. Planning applications should include information on measures that will enhance, restore and / or create new habitats and improve the built environment for wildlife. This is in addition to any measures for protecting existing wildlife and habitats.

The applicant should include measures to ensure there is a net gain for biodiversity following completion of the development. The assessment of species and habitats described in Chapter 4 may include recommendations that can contribute to this net gain.

A net gain for biodiversity will usually result from protecting existing biodiversity AND

- Increasing the area of existing habitat(s) and /or
- Creating new habitat(s) and /or
- Implementing specific measures that will benefit particular species.

Simply increasing the number of plant species on the development site will not usually be considered sufficient to count as a net gain.

Where it is not feasible for biodiversity improvements to be provided on the development site, a Section 106 agreement may be required for the enhancement and / or management of biodiversity of a SINC or a park within the local area. Section 106 agreements can also be used for river restoration works.

If the development site is also within an area deficient in access to nature, the Section 106 agreement may require a contribution to the creation and / or enhancement of biodiversity within the local area. This may be achieved through the provision of, for example, wildlife corridors or biodiversity improvements to local amenity spaces or through biodiversity improvements to priority sites identified in Improving Londoners' Access to Nature (February 2008), as listed below:

St Chad's Park
Wantz Lake & Crowlands Open Space
Parsloes Park south
Valence House Gardens
Central Park (Dagenham)
Barking Abbey Ruins & St Margaret's Churchyard
Woodrush Way lake
Barking Creek west of River road

Appendix 6 provides a map showing areas deficient in access to nature within Barking and Dagenham.

Enhancement and creation of biodiversity features / habitats

- 6.2 In addition, all development proposals, (excluding householder applications) are expected to include measures that will enhance, restore or create features or habitats used by protected and / or priority species. The assessment should also give an indication of how species numbers are likely to change, if at all, after development e.g. whether there will be a net loss or gain.

The applicant should include measures to ensure there is a net gain for biodiversity following completion of the development, including enhancements that provide people with an opportunity to enjoy and appreciate wildlife and the natural environment by, for example, the provision of nest-boxes or landscaping with plants that attract birds and butterflies.

Ecological Management Plans

- 6.3 Developers may be required to provide an Ecological Management Plan (EMP) for the development site. This will usually apply to strategic developments or where a development site is close to a SINC.

An EMP should include:

1. Details of surveys undertaken and the results of these surveys.
2. Measures to protect species and habitats during site preparation, construction and occupation.
3. Measures to increase the ecological value of the site once the development is complete, to ensure a net gain for biodiversity.
4. Measures to ensure the biodiversity value of the site is maintained for the long term (5 years +) after development is complete. This should include a monitoring program.

The developer and / or site manager must ensure the EMP is handed over and explained to any maintenance company or staff responsible for maintaining landscaping and / or gardens and buildings.

A simplified version should also be provided for householders and other occupiers, explaining how biodiversity is being protected and encouraged on the site.

Guidelines for enhancing biodiversity

6.4 Biodiversity can be enhanced by:

- Better management of habitats that already exist
- Creating linkages between habitats on and next to the site so that wildlife can move between habitats.
- Creating new habitats such as woodland, hedges, ponds and wildflower meadows that will benefit wildlife.
- Restoring habitats, such as watercourses, that have been degraded or neglected by previous development.
- Naturalisation of culverted watercourses.
- Ensuring that landscape schemes, including ornamental landscaping, benefit wildlife.
- Integrating nesting and roosting opportunities for bats and birds into built structures.

Further guidance on providing naturalised habitats for biodiversity in landscape schemes can be found in the following documents:

- A Natural Estate - guidance on providing green space enhancements within existing and new housing estates to encourage biodiversity (Neighbourhood Greens, 2007) <http://www.neighbourhoodsgreen.org.uk/default.aspx?page=193>
- Design for Biodiversity: <http://www.d4b.org.uk/>
- Biodiversity By Design: A Guide for Sustainable Communities www.tcpa.org.uk/data/files/bd_biodiversity.pdf
- Biodiversity and the Built Environment: A report by the UK-GBC Task Group www.ukgbc.org

6.5 New development provides significant opportunities for habitat creation within landscaping schemes and designing buildings to increase their value for wildlife. The following guidelines provide an indication of how developers can ensure the proposed development provides benefits for wildlife:

Habitat creation

- The London Biodiversity Action Plan has identified priority habitats for London. Targets for the improvement and expansion of these habitats are included in the London Plan. Developers should consider how their landscape proposals can contribute to meeting these targets. See Appendix 4 for more details.
- London Habitat Suitability Maps, developed by Greenspace Information for Greater London (GiGL) for the London Biodiversity

Partnership, identify optimum and suitable sites for creating and restoring priority habitats. Indicative maps are available on GiGL's website at:

www.gigl.org.uk/Resources/Habitats/tabid/107/Default.aspx

Detailed information will be supplied by GiGL as part of the data search services they provide. These maps can be used to help identify the most suitable type of habitat for a particular site.

- In cases where the site is not covered by the London Habitat Suitability Maps large-scale habitat creation should reflect the landscape character of the area, as identified in Natural England's *London's Natural Signatures* project. Visit the Natural England web site for detailed information.

There are four landscape character types within Barking and Dagenham. Further information can be found in Section 4.11 and by following the relevant link below:

- Essex Plateau –
http://www.naturalengland.org.uk/Images/12-essex_tcm6-14419.pdf
- North Thames Terraces –
http://www.naturalengland.org.uk/Images/14-north-thames_tcm6-14421.pdf
- Lower Thames Floodplain –
http://www.naturalengland.org.uk/Images/19-lower-thames_tcm6-14426.pdf

- Roding River Valley –
http://www.naturalengland.org.uk/Images/13-roding_tcm6-14420.pdf

Landscaping

- Incorporate existing natural features such as trees, hedges, scrub, tall grass and ponds, into the landscape scheme for the site.
- Include a green buffer, at least 8m in depth and planted for biodiversity, between the development site and any adjacent open spaces, parks, allotments, wildlife corridors, green or blue infrastructure (for tidal waterways the buffer should be at least 16m) and SINC.
- For development sites within 250m of a SINC, wildlife corridor or green / blue infrastructure, only use native plant species of local provenance in landscape schemes. Appendix 3 provides maps showing the location of SINC in the borough and the 250m zone around each one. Flora Local provides information on the selection and sourcing of native plants: www.floralocale.org

- For development sites that are not within 250m of a SINC, wildlife corridor or green / blue infrastructure, at least 50 per cent of plants used for landscaping should be native and of local provenance. However, all non- native plants, grasses, shrubs and trees used in landscape schemes should be valuable for native wildlife. This can be achieved for example by selecting species that provide one or more of the following:
 - Nectar for invertebrates
 - Fruits and / or seeds for birds
 - Nesting cover for birds

Natural England provide a database with a wide selection of plants that are beneficial for native wildlife:

www.plantpress.com/wildlife/home.php

- Development proposals that affect sites with heritage value should also consider the historical context in landscape schemes.
- Development should seek, where feasible, to restore and enhance any watercourses on and adjacent to the development site. The naturalisation of culverted water courses should be investigated and measures to enhance the natural habitats alongside watercourses considered. Measures may include the removal of invasive species and planting of suitable native species.
- Incorporate naturalistic Sustainable Drainage Systems (SuDS) where appropriate. These can provide additional wildlife habitat whilst also contributing to the flood management scheme for the development.
For further information see: www.ciria.org.uk/suds/ and <http://sudsnet.abertay.ac.uk/>
- Create wildlife friendly boundaries to the site and between private gardens by planting hedges. Where hedges are not possible use wildlife friendly fencing - this has a 150mm gap between the fence and the ground (except in areas where exclusion of predators from sensitive habitats is required) and does not have any spikes along the top or bottom of the fence
- Create natural habitats such as woodland, hedges, ponds, wildflower meadows, areas of long grass and log piles.
- Leave rough grassland areas with appropriate mowing regimes as wildlife corridors.
- Look for opportunities to link habitats and wildlife corridors within the development site to habitats and wildlife corridors adjacent or near to the site.

- On residential developments, create a Show Home wildlife garden to promote wildlife gardening to prospective home owners.
- Avoid the use of peat for any purpose, including soil improvement and soil preparation for tree or shrub planting.
- Avoid the use of herbicides and pesticides and put in place a management regime that does not use chemicals.
- Avoid the use of plants that require intensive ongoing maintenance to limit their invasiveness.
- Include management to prevent the spread of invasive species that are a problem across London (see Section 5.20 for further information).

Adapting buildings for bats and birds

- New buildings are designed to reduce CO2 emissions during occupation and as a result are impenetrable to birds and bats that rely on built structures for nesting and roost sites. This can directly contribute to the decline of certain species.
- Developers should initially consider how to incorporate nesting and roosting opportunities for birds and bats into the structure of the building or roof space. Where this is not feasible the attachment of nest boxes and bat roost boxes to the external walls of new buildings should be considered.
- Developers should refer to Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build (Publ. by RIBA, March 2010) for detailed information and to relevant sources such as the RSPB and the London's Swifts web site at www.londons-swifts.org.uk/Nestboxes&Attraction.htm
- Artificial lighting, including floodlighting, should avoid spill on to habitats, wildlife corridors (such as hedges and water ways), trees and buildings that may support bat roosts or nesting birds.

7. Green Roofs and living walls

Green roofs

- 7.1 Green roofs can provide significant benefits for wildlife, as well as reducing water runoff and insulating buildings. By providing low-nutrient, well drained habitats, green roofs can benefit important species, such as rare invertebrates and various bird species, including Black Redstarts.

Further information about green and brown roofs can be found in:

1. The LDF's Green roofs Planning Advice Note 1
2. The Environment Agency's Green Roof Toolkit: www.environment-agency.gov.uk/business/sectors/91967.aspx
3. The Living Roofs web site: www.livingroofs.org

- 7.2 In general where a green roof is required as a condition for granting planning permission it should be designed to primarily benefit biodiversity. Developers are expected to provide:

- The ecological rationale for the selection of the plant species.
- A landscape plan and cross-section of the roof to show how the green roof has been designed.
- A long term maintenance plan to ensure the success of the green roof.

- 7.3 There are two main types of green roofs:

- **Intensive roofs** where public access is allowed (to residents for example) and the green roof is in effect a roof garden. On an intensive roof the developer should aim to cover **at least 70 per cent** of the roof area in soil, vegetation and water features. This will reduce water run-off from the roof and ensure the roof's effectiveness in the drainage strategy for the development.

Developers should make use of the guidelines in **Section 6.4 Guidelines for enhancing biodiversity** to ensure that the landscaping and the plants selected benefit wildlife.

- **Extensive roofs** are roofs where access is restricted to maintenance staff and are less costly to create than intensive roofs. These roofs can be green or brown roofs. A brown roof is one where uncontaminated soils and spoil from the development site are used in the brown roof substrate to help recreate brownfield habitat that previously existed on the site. Both types of roof can be left to colonise naturally rather than being planted.

Extensive green roofs

- 7.4 In general extensive green roofs can be installed on a variety of roofs, both flat and sloping. For slopes greater than 9.5 degrees or 17 per cent (2:12 slope) additional structures to prevent slippage of materials will be needed. For slopes greater than 30 degrees or 58 per cent (7:12 slope) specialised media and retention devices will be required. The impact of increased slope on the distribution of water within the planting media should be taken into account in the species used on different sections of the roof.

There are specific design requirements for extensive roofs to ensure that benefits for wildlife are maximised:

Expertise

It is advisable for an ecologist to be present during the installation of an extensive roof as roofing contractors often do not have the required expertise to install the biodiverse elements of the green roof.

Substrate

The depth of the substrate should be between 75mm and 150mm. A single substrate can be used but a variety of substrates will provide greater benefits for biodiversity. Existing substrates on the development site that are uncontaminated and that will otherwise be lost as a result of development can be used on the biodiverse roof.

The substrate should not be flat across the entire roof but should vary in height with mounds provided for burrowing insects.

There should be

- Areas of sand for burrowing invertebrates.
- Areas of bare shingle.
- A series of individual logs and log piles.

Plants

The species list for the green roof needs to be precise. The species selected should follow the guidelines in Section 6.4 Guidelines for enhancing biodiversity, in particular with regard to the use of native species.

Species should be prioritised on the basis of:

- i) Native species that already occur on or within 250m of the development site.

- ii) Species identified in the Environment Agency Green Roofs Toolkit as being of biodiversity value. The wildflower species should be made up of:
- at least 10 species of high ecological value
 - at least 10 species of medium ecological value
 - at least 10 species of standard ecological value

This list can be found at: http://www.environment-agency.gov.uk/static/documents/Business/vegetation_2101196.pdf

Living walls

- 7.5 Living walls protect buildings from weathering and temperature fluctuations and can also benefit wildlife. Research carried out by Oxford University and commissioned by English Heritage found that ivy (*Hedera helix*) protects underlying walls by reducing temperature extremes.

A living wall can be created by:

- Growing self-clinging climbing plants, such as ivy, up walls.
- Providing a wooden or metal trellis attached to the wall for plants to climb up.
- Growing plants in a specially designed hydroponic system attached to the wall.

The first two options use soil at ground level to support the plants and need irrigation as part of the usual landscape management for the site. Buildings can reduce the amount of water available in the soil and this should be taken into account in the maintenance plan.

The third option is more complex and needs to be designed so that the plant pockets can be irrigated and the plants provided with plant food at suitable intervals.

The plants chosen for a living wall should be beneficial for biodiversity by offering one or more of the following:

1. Roosting and nesting sites for birds – generally the thicker the climber, the more opportunities for roosting and nesting will be provided.
2. Nectar sources for insects - plants that flower early or late in the season, such as *Hedera helix* (ivy) are particularly valuable.
3. Fruit for birds and insects.
4. Hibernation sites for insects such as butterflies and lacewings.

Further information on designing living walls can be found in *Planting Green Roofs and Living Walls* by Nigel Dunnnett and Noël Kingsbury (Publ.2004, Timber Press).

8. Green infrastructure

8.1 Green infrastructure is the network of functional green space which supports natural and ecological processes and is integral to the health and quality of life of communities. It includes*:

- Parks and Gardens – urban parks, Country and Regional Parks, formal gardens
- Amenity Greenspace – informal recreation spaces, housing green spaces, domestic gardens, village greens, urban commons, other incidental space, green roofs
- Natural and semi-natural urban greenspaces - woodland and scrub, grassland (e.g. downland and meadow), heath or moor, wetlands, open and running water, wastelands and disturbed ground), bare rock habitats (e.g. cliffs and quarries)
- Green corridors – rivers and canals including their banks, road and rail corridors, cycling routes, pedestrian paths, and rights of way
- Other - allotments, community gardens, city farms, cemeteries and Churchyards,

* From Green Infrastructure Guidance (Natural England 2008)

8.2 Natural England's Natural Development project has been set up to demonstrate how both large and small scale development can incorporate green infrastructure. Natural Development is based on four key elements:

- Natural signature: Distinctive landscapes with more wildlife and ecological connections, shaped by people's needs.
- Natural resilience: The greening of towns and cities which contribute to climate change adaptation through flood management and urban cooling.
- Natural Health Service: Accessible natural green spaces close to where people live and work, providing opportunities for healthy living.
- Natural Connections: Children play in wildlife rich spaces and adults are involved in environmental activities, reinforcing a sense of place and ownership.

More information about the Natural Development project can be found on Natural England's web site:

www.naturalengland.org.uk/naturaldevelopment

8.3 New development can provide the opportunity to enhance and increase green infrastructure on a large and / or small scale. Green infrastructure may include elements of a Sustainable Urban Drainage

System such as swales, ponds and green roofs. Tree planting schemes (including street trees), cycle and pedestrian paths, and food growing projects for residents can all contribute to green infrastructure.

- 8.4 For strategic development sites a Green Infrastructure Strategy setting out the key principles for green infrastructure on the site will be required. This may be part of a Concept Statement or development brief that will influence the site planning and design and help ensure green infrastructure is incorporated from the early stages of the project. Concept statements can also be used as the basis for the Design and Access Statement.

More information is available from Natural England's web site at:
<http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/greeninfrastructure/default.aspx>

- 8.5 The East London Green Grid, part of the All London Green Grid, sets out the regional strategy for green infrastructure in Barking and Dagenham.

Detailed information can be found in the following documents: Area Framework 2 Epping Forest and River Roding; Area Framework 3 Thames Chase, Beam and Ingrebourne; and Area Framework 4 London Riverside. These documents can be downloaded at:
www.designforlondon.gov.uk

9. Permitted development

- 9.1 Changes that you can make to your house without needing a planning application are called Permitted Development. These include certain house extensions and garden buildings.

Permitted development rights may have been removed or restricted under an Article 4 direction and in Conservation Areas. Further information about permitted development rights is available from planning staff and on the council's web site www.barking-dagenham.gov.uk

Certain works within 8 metres of a watercourse (16 metres if tidal) will require a Flood Defence Consent.

- 9.2 Although planning permission is not required for permitted development (with the exceptions described above), the possible presence of protected species must still be established. For example, the internal alterations required for a loft conversion or the chemical treatment of timber do not require planning permission but will have a serious impact on any bat roosts or birds nesting in the roof space.

Householders are advised that built structures and trees need to be checked by a suitably qualified person to ensure that bats, or bat roosts, and nesting birds are not present prior to any work that may affect these species. Advice is available from the council's planning department and ranger services as well as from organisations such as the RSPB and the Bat Conservation Trust.

- 9.3 Birds: Nesting birds, their eggs and fledglings are legally protected from disturbance under the Wildlife and Countryside Act 1981 (as amended). To comply with this Act work should be delayed until the nesting season is finished, if it is found nesting birds are present. Exceptions apply to pest species.

Bats: It is an offence to intentionally or recklessly damage, destroy or disturb access to any structure or place that a bat uses for shelter or protection. If it is likely the proposed activity will result in an offence being committed, a Natural England license is required (contact details are provided in the **Contacts** section).

The presence of bats or bat roosts is not always obvious and it is recommended that you consult a qualified bat surveyor. The Bat Conservation Trust and the Institute of Ecology and Environmental Management can provide lists of suitable consultants (contact details are provided in the **Contacts** section).

If bats or nesting birds are discovered once the works have started, the work must cease and Natural England should be contacted immediately for advice. This advice must be followed. In either case the

planning department of the local authority must also be informed. Further advice is available from local conservation organisations and Natural England.

Natural England have produced Bats in houses: guidance for householders which is available at:
http://www.naturalengland.org.uk/Images/negb1_tcm6-3753.pdf

- 9.4 The Residential Extensions and Alterations' Supplementary Planning Document provides more information on permitted development and can be found on the council's web site: www.barking-dagenham.gov.uk
The Planning Portal has step by step guides to permitted development and this can be found at:
<http://www.planningportal.gov.uk/permission/commonprojects/>

If you are unsure if your proposals are permitted development, please contact the council's Development Planning department for advice (contact details for the council's Contact Centre are provided in the **Contacts** section)

Glossary of terms

Term	Definition
Avoidance	Measures taken to avoid adverse impacts of change, such as locating a development away from areas of ecological interest.
Biodiversity (or Biological Diversity)	All plants, animals, fungi and micro-organisms, the genes they contain, and the different habitats of which they are part in a particular area or region.
Biodiversity Action Plan	A Biodiversity Action Plan sets out the targets and actions for the protection, improvement and expansion of priority habitats and species at the local, regional or national level.
Blue infrastructure	Blue infrastructure encompasses waterways and water bodies, including rivers, streams, ponds and lakes. Its functions include the transport of water, biodiversity and amenity.
Blue Ribbon Network	The network of London's waterways and water spaces and land alongside them. It includes the Thames, the canal network, the other tributaries, rivers and streams within London and London's open water spaces such as docks, reservoirs and lakes. It includes culverted (or covered over) parts of rivers, canals or streams.
Brownfield land	Land and premises that have previously been used or developed and are not currently in full use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. Brownfield land may support a large number of species and / or rare species and can contribute significantly to biodiversity.
Compensation	Measures to offset or make up for losses caused as a result of development or other change, including residual adverse effects which cannot or may not be entirely mitigated.
Designated Sites	Collective term for specific sites, capable of being identified on a map, recognised for their nature conservation value which is usually described in a written citation.
Developers brief	A document that outlines detailed planning requirements for the development of a site. It is subject to public consultation prior to publication.
Development Plan	The Statutory Document Plan comprises the Regional Spatial Strategy and the Development Plan Documents contained in the Local Development Framework.

Ecosystem	A dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit.
Enhancement	Measures to increase the quality, quantity, net value or importance of biodiversity or geological interest.
Geodiversity	The variety of rocks, fossils, minerals, landforms and soils along with the natural processes that shape the landscape.
Green infrastructure	The sub-regional network of protected sites, nature reserves, greenspaces and greenway linkages. The linkages include river corridors and flood plains, migration routes and features of the landscape which are important as wildlife corridors. Green infrastructure should provide for multi-functional uses i.e. wildlife, recreational and cultural experience, as well as delivering ecological services such as flood protection and microclimate control. It should also operate at all spatial scales from urban centres through to open countryside.
Green roof	The term to describe both intensive ornamental roof gardens and extensive roofs with more naturalistic plantings or self-established vegetation which can provide a habitat for biodiversity.
Greenspace	Generally used to refer to public open space which is normally vegetated rather than hard surfaced. Greenspace occurs in a number of forms including urban parks and gardens and country parks, and has value and potential for biodiversity and geological conservation.
Habitat	The place in which a particular plant or animal lives. Often used in the wider sense referring to major assemblages of plants and animals found together. The place or type of site where an organism or population naturally occurs.
Listed sites	Collective term for specific sites, capable of being identified on a map, recognised for their nature conservation value which is usually described in a written citation.
Major development	A major development is defined as: <ul style="list-style-type: none"> • For dwellings: where 10 or more dwellings are to be constructed or if the number is not given, the area is more than 0.5 hectares. • For all other uses: where the floor space will be 1000sq metres or more, or the site is 1 hectare or more.

Mitigation	Measures undertaken to limit or reduce adverse effects resulting from development or other change taking place including modifications, deletions or additions to the design of the development, adaptation of methods or timing or adjustments in the nature, scale or location of the project.
Nature conservation	The protection, preservation, management or enhancement and the improvement of understanding and appreciation of flora, fauna and geological and geomorphological features.
Priority species	Priority species and habitats are those identified by the UK Biodiversity Partnership to be of conservation concern
Protected species	Certain plant and animal species are protected to various degrees by law, particularly the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.
Restoration	The re-establishment of a damaged or degraded system or habitat to a close approximation of its pre-degraded condition.
Strategic development	Developments referable to the Mayor in accordance with the Town and Country Planning (Mayor of London) Order 2008. Examples include: more than 150 houses, flats, or houses and flats; 15,000+sq m of commercial space; buildings 25+m high adjacent to the River Thames; or developments which would increase the height of a building in any location by more than 15m.

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Communities and Local Government (2005)	Planning Policy Statement 1: Delivering Sustainable Development
Communities and Local Government (2005)	Planning Policy Statement 9: Biodiversity and Geological Conservation
DEFRA (2008)	England Biodiversity Strategy Climate Change Adaptation Principles - Conserving biodiversity in a changing climate
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Institute of Ecology and Environmental Management	Sources of Survey Methods: www.ieem.net/surveymethods.asp
London Biodiversity Partnership (2010)	London Biodiversity Action Plan: www.lbp.org.uk
London Borough of Barking and Dagenham (2010 – 2015)	The Local Biodiversity Action Plan for Barking and Dagenham

London Borough of Barking and Dagenham (July 2010)	London Borough of Barking and Dagenham Local Development Framework Core Strategy Development Plan Document
London Borough of Barking and Dagenham (March 2011)	London Borough of Barking and Dagenham Local Development Framework Borough Wide Development Policies Development Plan Document
London Borough of Barking and Dagenham	Regeneration strategy 2008 – 2013
London Borough of Barking and Dagenham (December 2010)	London Borough of Barking and Dagenham Local Development Framework Site Specific Allocations Development Plan Document
London Borough of Barking and Dagenham (2010)	Trees and Development Supplementary Planning guidance
London Borough of Barking and Dagenham (2007)	Urban Design Framework Supplementary Planning Document
London Development Agency	Design for Biodiversity
London Ecology Unit (1992)	Nature Conservation in Barking and Dagenham Ecology Handbook 20
Mayor of London (2008)	East London Green Grid Framework London Plan (Consolidated with Alterations since 2004) Supplementary Planning Guidance
Mayor of London (2008)	The London Plan Spatial Development Strategy for Greater London (consolidated with Alterations since 2004)
Mayor of London (July 2011)	The London Plan Spatial Development Strategy for Greater London
Natural England (2009)	Green Infrastructure Guidance
Natural England	Local Nature Reserves: www.lnr.naturalengland.org.uk/Special/lnr/lnr_search.aspx
Natural England (May 2009)	London Regional Landscape Framework
Natural England	Nature on the map: www.natureonthemap.org.uk
Natural England (2008)	UK list of priority habitats and species www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/prioritylist.aspx
Natural England	Wildlife licences: www.naturalengland.org.uk/ourwork/regulation/wildlife/licences/default.aspx
Neighbourhood Greens (2007)	A Natural Estate
Nigel Dunnett and Noël Kingsbury (2004)	Planting Green Roofs and Living Walls (Timber Press)

Office of Public Service Information	Statutory Instruments 2010 No. 490 Wildlife Countryside The Conservation of Habitats and Species Regulations 2010
Office of Public Service Information	Protection of Badgers Act 1992
Office of Public Service Information	Wildlife and Countryside Act 1981
Planning Portal	Householders Guide: http://www.planningportal.gov.uk/permission/house
Royal Institute of British Architects (March 2010)	Biodiversity for Low and Zero Carbon Buildings: A Technical Guide for New Build
Royal Society for the Protection of Birds (March 2010)	Birds need buildings too
Town and Country Planning Association (2004)	Biodiversity by Design: A Guide for Sustainable Communities
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UK Biodiversity Partnership	UK biodiversity Action Plan: www.ukbap.org.uk
UK Green Building Council (March 2009)	Biodiversity and the Built Environment A report by the UK-GBC Task Group

Contacts

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Barking and Dagenham Wildlife Partnership

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Office Telephone: 020 7627 2629
Web site: www.bats.org.uk

Biological Records In Essex

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Essex CO5 7RZ
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Essex Wildlife Trust

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Commercial Directory Search (Find an Expert):
www.ieem.net/ieemdirectory.asp

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Appendix 1: Ecological Survey Seasons

Key: Optimal Survey Time: ■ Extending into: ■

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Badgers		■	■	■	■	■	■	■	■	■	■	■
Bats (Hibernation Roosts)	■	■	■								■	■
Bats (Summer Roosts)				■	■	■	■	■	■	■		
Bats (Foraging/ Commuting)				■	■	■	■	■	■	■		
Birds (Breeding)			■	■	■	■	■	■				
BIRDS (Over Wintering)	■	■									■	■
Dormice	■				■	■	■	■	■		■	■
Great-Crested Newts			■	■	■	■	■	■	■	■		
		■	AQUATIC									
				■	■	■	■	■	■			
Invertebrates				■	■	■	■	■	■			
Natterjack Toads				■	■							
Otters	■	■	■	■	■	■	■	■	■	■	■	■
Reptiles			■	■	■	■			■			
Water Voles		■	■	■	■	■	■	■	■	■		
White-Clawed Crayfish							■	■	■			
Habitats/Vegetation				■	■	■	■	■	■			

Table adapted from Validation of Planning Applications (Association of Local Government Ecologists, 2007)

Points to note regarding surveys are as follows:

- For certain species and habitats surveys can be carried out at any time of year, but for other species, particular times of year are required to give the most reliable results, as indicated in the above table.
- Surveys conducted outside of optimal times provided in the above table may be unreliable. For certain species (e.g. Great Crested Newt) surveys over the winter period are unlikely to yield any useful information. Similarly negative results gained outside the optimal period should not be interpreted as absence of a species and further survey work may be required during the optimal survey season. This is especially important where existing surveys and records show the species has been found previously on site or in the surrounding area.
- Species surveys are also very weather dependent so it may be necessary to delay a survey or to carry out more than one survey if the weather is not suitable, e.g. heavy rain is not good for surveying for water voles, as it washes away their droppings. Likewise bat surveys carried out in wet or cold weather may not yield accurate results.
- Absence of evidence of a species does not necessarily mean that the species is not there, nor that its habitat is not protected (e.g. a bat roost is protected whether any bats are present or not).
- Greenspace Information for Greater London, the capital's environmental records centre, may have useful existing information and records.
- Competent ecologists should carry out any surveys. Where surveys involve disturbance, capture or handling of a protected species, then only a licensed person (as issued by Natural England) can undertake such surveys. Surveys should follow published national or local methodologies. Further details may be found on the following web sites:

IEEM

www.ieem.net

Natural England:

www.naturalengland.org.uk/publications

Appendix 2: Protected and priority species likely to be found in Barking and Dagenham

The complete species lists for London for all Vertebrates; Invertebrates; Plants; and Fungi are available from the London Biodiversity Partnership and can be accessed at: <http://www.lbp.org.uk/>

Protected and Priority species likely to be found in Barking and Dagenham

*The following list should be taken as indicative and should not be relied upon as evidence that a particular species is present or absent in the borough

	Protected Species	UK BAP Priority Species	London BAP Priority Species
Reptiles			
Adder	Schedule 5 Wildlife and Countryside Act	Y	Y
Common lizard	Schedule 5 Wildlife and Countryside Act	Y	Y
Grass snake	Schedule 5 Wildlife and Countryside Act	Y	Y
Slow worm	Schedule 5 Wildlife and Countryside Act	Y	Y
Amphibians			
Common frog	Schedule 5 Wildlife and Countryside Act		Y
Common toad	Schedule 5 Wildlife and Countryside Act	Y	Y
Great Crested Newt	European protected species and Schedule 5 Wildlife and Countryside Act	Y	Y
Smooth newt	Schedule 5 Wildlife and Countryside Act		

Fish			
Atlantic salmon	European protected species	Y	
Eel		Y	
River lamprey	European protected species	Y	
Sea lamprey	European protected species	Y	
Smelt		Y	
Twaite shad	European protected species and Schedule 5 Wildlife and Countryside Act	Y	
Sea/Brown trout		Y	
Bullhead	European protected species	Y	
Flounder		Y	
Mammals			
Brown hare		Y	Y
Brown long-eared bat	European protected species and Schedule 5 Wildlife and Countryside Act	Y	Y
Common pipistrelle	European protected species and Schedule 5 Wildlife and Countryside Act		Y
Daubenton's bat	European protected species and Schedule 5 Wildlife and Countryside Act		Y
Harvest mouse		Y	Y
Hedgehog	Schedule 6 Wildlife and Countryside Act	Y	Y
Leisler's bat	European protected species and Schedule 5 Wildlife and Countryside Act		Y
Nathusius' pipistrelle	European protected species and Schedule 5 Wildlife and Countryside Act		Y
Natterer's bat	European protected species and Schedule 5 Wildlife and Countryside Act		Y
Noctule bat	European protected species and Schedule 5 Wildlife and Countryside Act	Y	Y
Serotine bat	European protected species and Schedule 5 Wildlife and Countryside Act		Y
Soprano pipistrelle	European protected species and Schedule 5 Wildlife and Countryside Act	Y	Y
Water vole	Schedule 5 Wildlife and Countryside Act	Y	Y

Whiskered/Brandt's bats	European protected species and Schedule 5 Wildlife and Countryside Act		Y
Badger	Schedule 6 Wildlife and Countryside Act and the Protection of Badgers Act		
Common shrew	Schedule 6 Wildlife and Countryside Act		
Pygmy shrew	Schedule 6 Wildlife and Countryside Act		
Water shrew	Schedule 6 Wildlife and Countryside Act		
Birds	All wild birds (except certain listed pest species and sporting birds) are protected under the Wildlife and Countryside Act 1981 (as amended). Species on Schedule 1 receive additional protection.		
Black redstart	Schedule 1 Wildlife and Countryside Act		Y
Bullfinch		Y	Y
Corn bunting		Y	Y
Cuckoo		Y	Y
Dunnock		Y	Y
Grasshopper warbler		Y	Y
Grey partridge		Y	Y
Hawfinch		Y	Y
Herring gull		Y	Y
House sparrow		Y	Y
Lapwing		Y	Y
Lesser redpoll		Y	Y
Lesser spotted woodpecker		Y	Y
Linnet		Y	Y
Marsh tit		Y	Y
Marsh warbler	Schedule 1 Wildlife and Countryside Act	Y	Y
Peregrine	Schedule 1 Wildlife and Countryside Act		Y
Reed bunting		Y	Y
Sand martin			Y
Skylark		Y	Y
Song thrush		Y	Y
Spotted flycatcher		Y	Y
Starling		Y	Y
Swift			Y
Tree pipit		Y	Y
Tree sparrow		Y	Y
Turtle dove		Y	Y
Wood warbler		Y	Y

Yellow wagtail		Y	Y
Yellowhammer		Y	Y
Avocet	Schedule 1 Wildlife and Countryside Act		
Barn owl	Schedule 1 Wildlife and Countryside Act		
Bearded tit	Schedule 1 Wildlife and Countryside Act		
Cetti's warbler	Schedule 1 Wildlife and Countryside Act		
Common tern	European protected species		
Firecrest	Schedule 1 Wildlife and Countryside Act		
Garganey	Schedule 1 Wildlife and Countryside Act		
Hobby	Schedule 1 Wildlife and Countryside Act		
Kingfisher	Schedule 1 Wildlife and Countryside Act		
Little ringed plover	Schedule 1 Wildlife and Countryside Act		
Pintail	Schedule 1 Wildlife and Countryside Act		
Invertebrates			
Butterflies			
Dingy skipper (<i>Erynnis tages</i>)		Y	Y
Small heath (<i>Coenonympha pamphilus</i>)		Y	Y
Wall (<i>Lasiommata megera</i>)		Y	Y
Macro-moths			
Buff ermine (<i>Spilosoma luteum</i>)		Y	Y
Cinnabar (<i>Tyria jacobaeae</i>)		Y	Y
Garden tiger (<i>Arctia caja</i>)		Y	Y
Ghost moth (<i>Hepialus humuli</i>)		Y	Y
Lackey (<i>Malacosoma Neustria</i>)		Y	Y
Latticed heath (<i>Chiasmia clathrata</i>)		Y	Y
Mouse moth		Y	Y

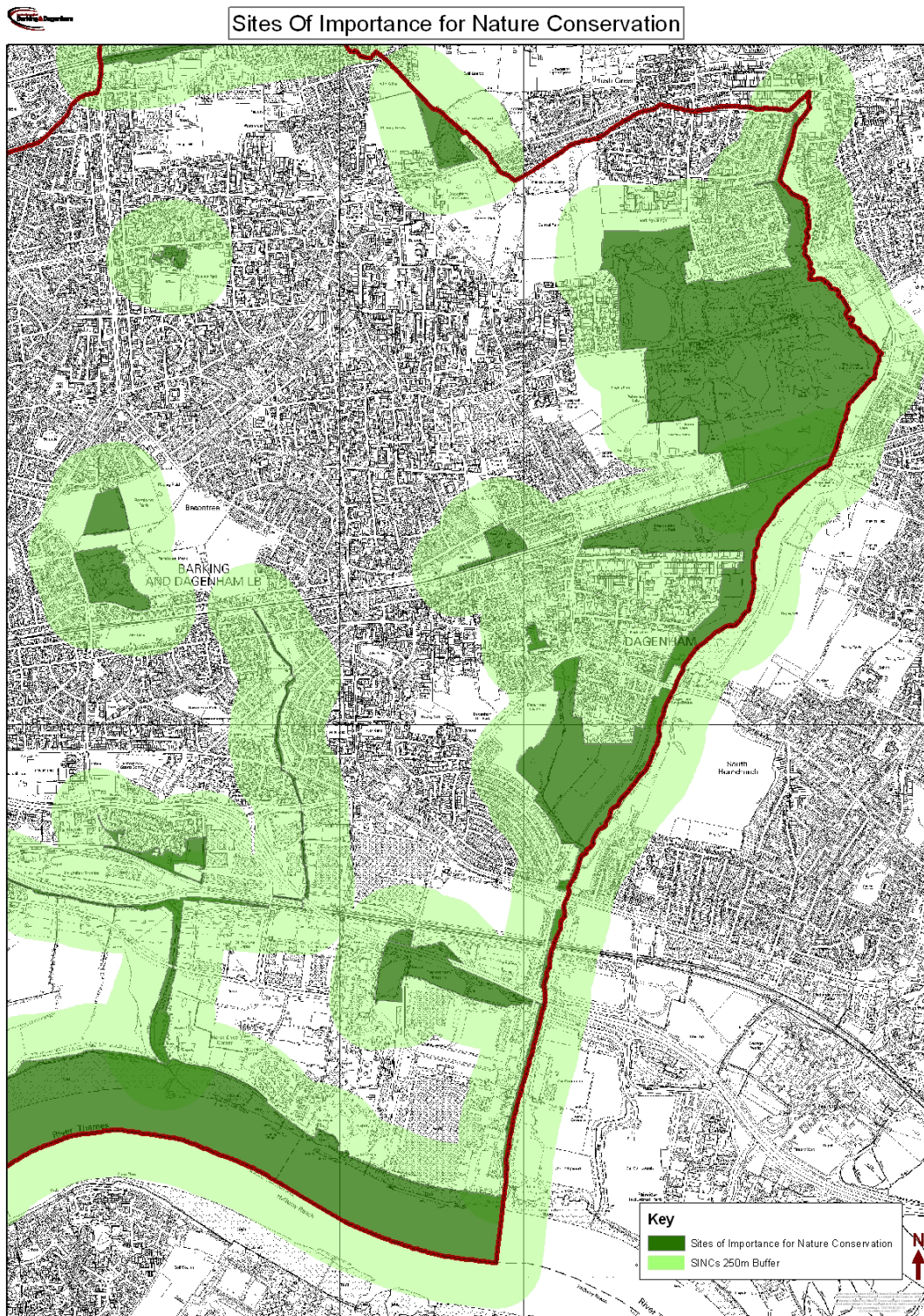
(<i>Amphipyra tragopoginis</i>)			
Mullein wave (<i>Scopula marginepunctata</i>)		Y	Y
Shaded broad-bar (<i>Scotopteryx chenopodiata</i>)		Y	Y
Small square-spot (<i>Diarsia rubi</i>)		Y	Y
White ermine (<i>Spilosoma lubricipeda</i>)		Y	Y
Dragonflies and Damselflies			
Scarce emerald damselfly (<i>Lestes dryas</i>)		Y	Y
Beetles			
<i>Harpalus</i> (<i>Harpalus froelichii</i>)		Y	
<i>Ophonus melletii</i>		Y	
<i>Ophonus puncticollis</i>		Y	
Stag Beetle (<i>Lucanus cervus</i>)	Schedule 5 Wildlife and Countryside Act	Y	Y
Bees, Ants and Wasps			
Brown-banded carder bee (<i>Bombus</i> (<i>Thoracombus</i>) <i>humilis</i>)		Y	Y
Five-banded tailed digger wasp (<i>Cerceris quinquefasciata</i>)		Y	Y
True flies			
Phoenix fly (a picture-winged fly) <i>Dorycera graminum</i>		Y	Y
Plants			
Juniper (<i>Juniperus communis</i>)		Y	Y
Borrer's saltmarsh-grass (<i>Puccinellia fasciculata</i>)		Y	Y
Cornflower (<i>Centaurea cyanus</i>)		Y	

Divided sedge (<i>Carex divisa</i>)		Y	Y
Field Wormwood (<i>Artemisia campestris</i>)		Y	
Mistletoe (<i>Viscum album</i>)			Y
Black poplar (<i>Populus nigra betulifolia</i>)			Y

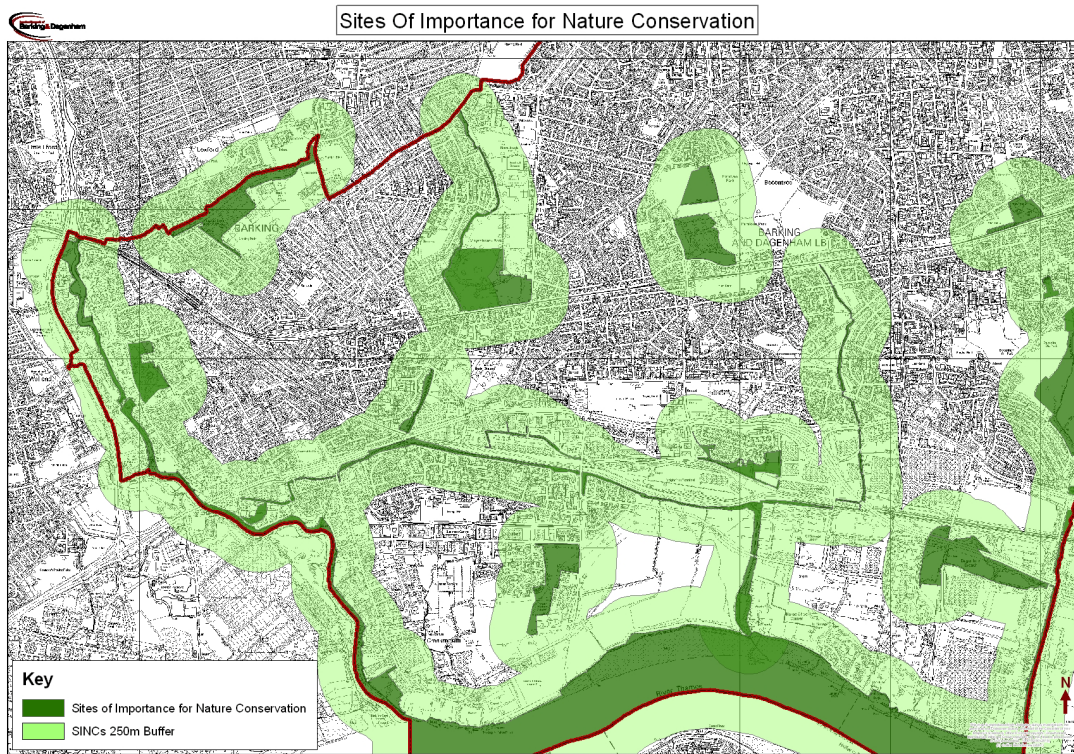
Appendix 3: Location of Sites of Importance for Nature Conservation and 250m buffers

A high resolution map is available online at: www/barking-dagenham.gov.uk

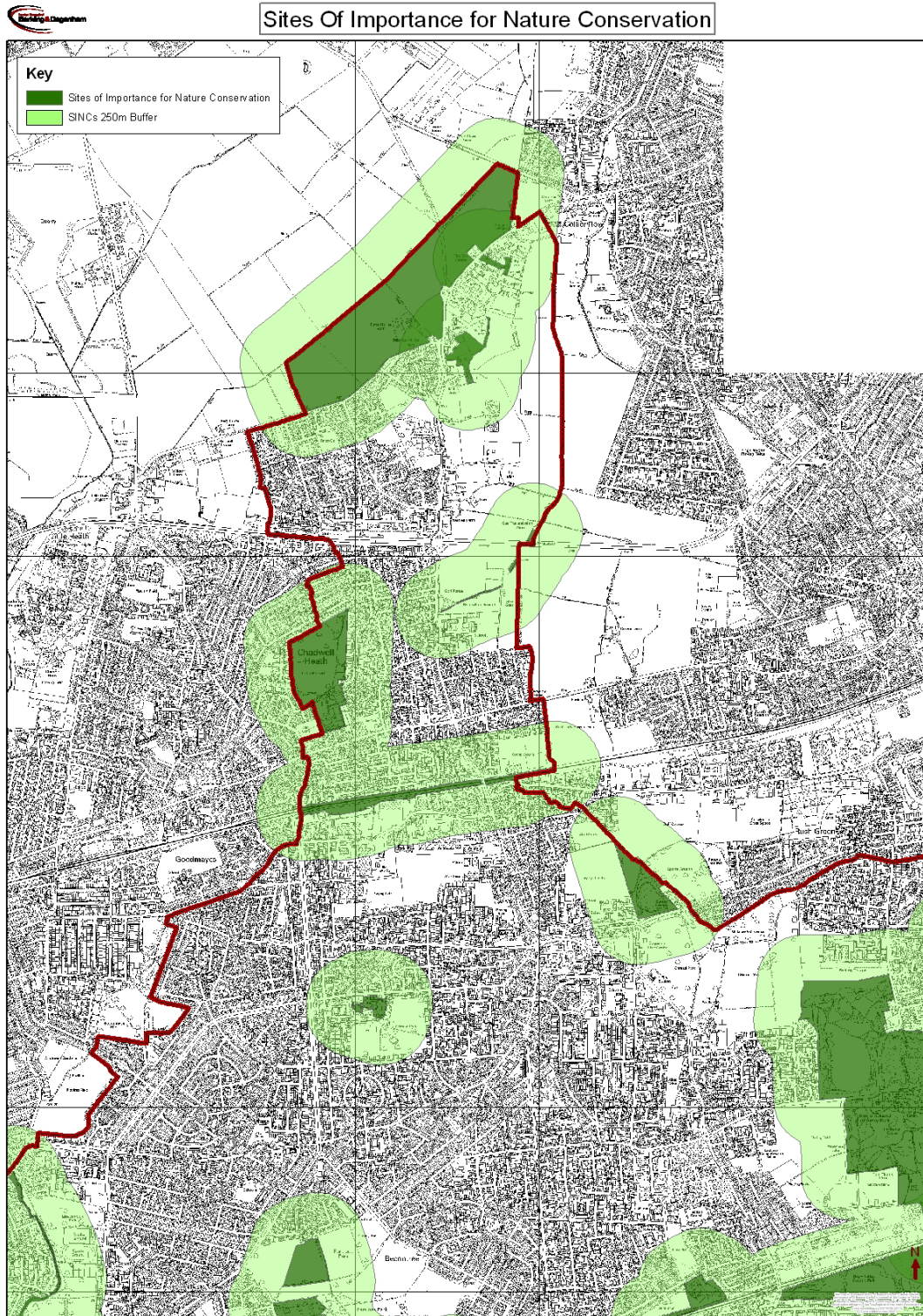
Map 1



Map 2



Map 3



Appendix 4: London Regional Habitat Targets for 2020

**Table 4.1 London Regional BAP Habitat Targets for 2020
(Based on Table 7.3 in the London Plan)**

Habitat type	Maintain Current Net Extent (ha unless stated) – 2008 figures*	Target to enhance by 2020 (ha unless stated) – from 2008 baseline	Target to increase by 2020 (ha unless stated) – from 2008 baseline
Coastal and floodplain grazing marsh	850	200	50
Chalk grassland	350	30	10
Acid grassland	1466	40	10
Heathland	45	20	5
Reedbeds	131	20	16
Woodland	4909	500	20
Orchards	18	13	5
Meadows and pastures	685	40	20
Tidal Thames	2300 ¹	2km ²	
Rivers and streams ³	614km	100km ⁴	25km ⁵
Standing water ⁶ (large and small sites + 2 ha combined)	599	7 >2ha sites 20 <2ha sites	250 ponds <2ha
Standing Water ⁶ – Small sites < 2ha	411	20	250 ponds
Fen, marsh and swamp	109	10	-
Open Mosaic habitats on previously developed land ⁷	185 (conserved and/or created)		

* Figures derived from 2008 GiGL baseline habitat data for London which includes data for all London Boroughs and the City with the exception of LB Bromley. Figures to be updated in September 2009 to incorporate London Borough Bromley data.

Notes

1. 2300 ha includes habitat features found with the tidal Thames including mudflats, saltmarsh and reedbeds
2. Target for enhancement relates primarily to small interventions along river walls. Enhancement and restoration targets for other habitat types found within the tidal Thames are dealt with separately in the table.
3. Defined as main river by the Environment Agency – includes larger streams and rivers but can include smaller watercourses of local significance.
4. Enhancement includes interventions such as control of invasive species, removal of toe-boarding, etc
5. Increase involves fullscale restoration resulting from de-culverting or reprofiling of the river channel
6. Includes canals
7. Formerly wastelands. The new title reflects UK BAP priority habitat nomenclature. The target for the former wastelands habitat differs from the others as it remains the Mayor's target, not that of the London Biodiversity Partnership and does not seek to protect the whole of the existing habitat resource. 185ha is the area of wasteland habitat estimated within the framework of strategic importance for biodiversity set out in paragraph 7.60. This target should be used to inform the redevelopment of brownfield land so that important elements of wasteland habitat are incorporated in development proposals as well as recreating the characteristics of the habitat within the design of new development and public spaces, for example on green roofs (policy 5.11) Source: GLA 2011

Appendix 5: Protected species

European Protected Species

Certain species are defined as **European Protected Species** and are protected by the Conservation of Habitats and Species Regulations 2010, which transposes the European Union's Habitats Directive into UK law. It is an offence to kill, deliberately disturb, take or destroy the eggs, damage or destroy the breeding site or nesting place, or keep, transport, sell or exchange any of these species.

In Barking and Dagenham the most common European Protected Species likely to be found are:

- Bats (all species) and their roosts
- Great crested newt and its aquatic and terrestrial habitats

When considering a planning application that affects a European protected Species the local planning authority must determine if:

- There is no satisfactory alternative to the development.
- Impacts are not detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.
- The development is in the interests of public health or safety, or for other imperative reasons of overriding public interest, including those of social, economic and environmental benefit.

The local planning authority can only fulfil its duty if adequate ecological information is made available by the applicant. Survey and assessment requirements are discussed below.

If the ecological survey and assessment show that the proposed activity is considered reasonably likely to result in an offence being committed, a Natural England licence is required. Further information on Natural England licences and requirements for appropriate assessment and mitigation can be found on the Natural England web site: www.naturalengland.org.uk

Nationally protected species (Wildlife and Countryside Act 1981 (as amended))

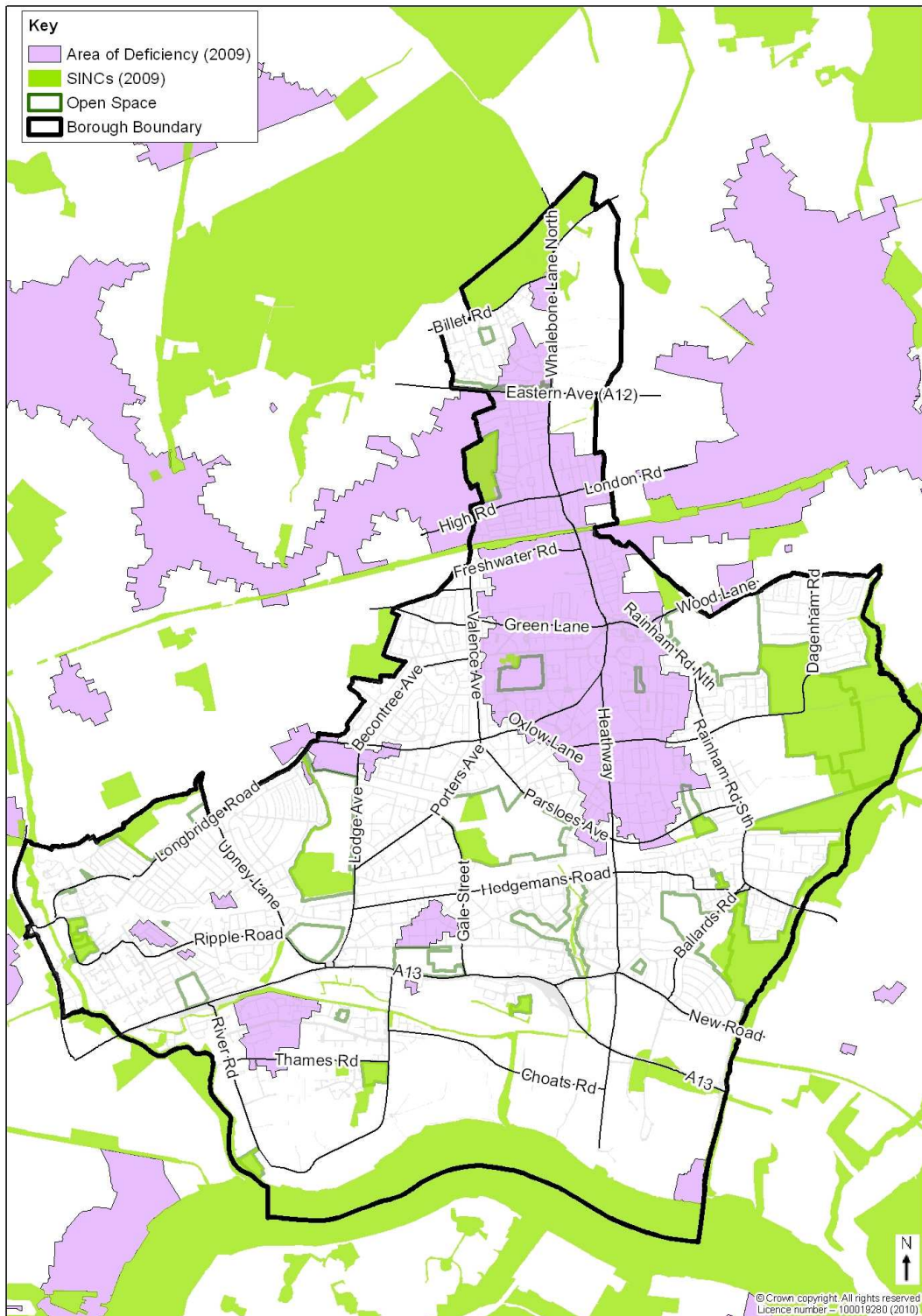
The Wildlife and Countryside Act 1981 (as amended) provides different levels of protection to native plant and animal species in England and Wales. Species protected by this legislation are listed on Schedules that are reviewed every five years.

Species protected under the Wildlife and Countryside Act 1981 (as amended) include:

- All wild birds (except certain listed pest species and sporting birds): It is an offence to intentionally kill, injure, take, damage or destroy birds, their chicks, eggs or nests.
- Schedule 1 birds and their nests receive additional protection: Protection from intentional or reckless disturbance at or near the nest. Species include barn owl, kingfisher, black redstart and peregrine falcon.
- Bats (all species) – intentional or reckless disturbance in a place used for shelter and protection. Intentional or reckless obstruction of a place used for shelter or protection.
- Great crested newts – intentional or reckless disturbance in a place used for shelter and protection. Intentional or reckless obstruction of a place used for shelter or protection.
- Dormouse - intentional or reckless disturbance in a place used for shelter and protection.
- Badger – may not be taken or killed by certain methods. (Badgers (and their setts) are also protected under the Protection of Badgers Act 1992).
- Water vole – intentionally kill, injure or take water voles. Intentional or reckless disturbance whilst occupying a structure or place for shelter or protection. Intentional or reckless damage, destruction or obstruction of access to places of shelter.
- Adder, common lizard, grass snake, slow worms – protected from intentional killing, injuring and sale.

Certain plant species are also protected by this legislation, including all species listed in Schedule 8 of the Act.

Appendix 6: Areas deficient in access to nature in the London Borough of Barking and Dagenham



**London Borough of Barking and Dagenham
Local Development Framework**

Barking and Dagenham SPD

Trees and development

Supplementary Planning Document

December 2011

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Summary

The Trees and Development Supplementary Planning Document sets out the London Borough of Barking and Dagenham's policies on the protection of trees in the borough. These policies are based on the Local Development Framework and the Urban Design Framework, the London Plan and best practice as recommended by DEFRA and CLG. Its purpose is to guide developers and householders on legislation, planning requirements and the protection of trees.

This document provides guidance on key issues including:

- **Trees and the design of development:** New development and extensions to existing developments need to be designed so that existing trees are protected and integrated into the design of the development as far as possible and given long term protection.
- **Surveys of land and trees:** Land and tree surveys need to be carried out before designs for a site are developed. These surveys will help with the production of a tree constraints plan which in turn will influence the layout of development so that the retention and protection of trees is maximised.
- **Protecting trees during construction:** Trees are vulnerable to damage from a variety of construction activities. As well as the guidance in this document, developers are advised to take account of the British Standards Institute British Standard BS 5837: 2005 Trees in relation to construction.
- **Tree preservation orders (TPOs):** TPOs may be applied to trees before, during or following construction, to ensure they are protected from accidental or intentional damage.
- **Conservation Areas:** There are currently four Conservation Areas in Barking and Dagenham. Trees in Conservation Areas receive a similar level of protection to trees protected by TPOs.
- **Wildlife:** Developers and householders need to be aware that bats, birds and water voles are protected by the law. It is important the developer employs a suitably qualified ecologist to determine if any of these species are present

Greening the urban environment and securing trees for future generations can only be achieved by protecting trees at each stage of the development cycle. The benefits of protecting trees now will be appreciated by existing and future residents of the borough.

1. Introduction

- 1.1 The London Borough of Barking and Dagenham is committed to creating a greener environment for local people to enjoy. This commitment is reflected in the council's Community Plan (2009), Regeneration Strategy (2008 – 2013), Urban Design Framework (2007) and the Local Development Framework. These policies and strategies recognise the importance of green space and trees and the benefits they bring to the people that live and work in the borough.

The Government's Strategy for England's Trees, Woods and Forests (2007) promotes the creation of liveable neighbourhoods through the protection and creation of green infrastructure. The aims of the strategy include:

- Securing trees and woodlands for future generations.
- Ensuring resilience to climate change.
- Protecting and enhancing natural resources
- Increasing the contribution that trees, woods and forests make to our quality of life.
- Improving the competitiveness of woodland businesses and products.

- 1.2 The Trees and Development Supplementary Planning Document (SPD) is a material consideration for the local authority when processing planning applications. Its purpose is to guide developers and householders on legislation, planning requirements and the protection of trees. It should help protect those trees that make an important contribution to the local landscape whilst ensuring new developments make use of trees in their landscaping schemes whenever possible. This will help create liveable neighbourhoods in both existing and new developments.

- 1.3 A tree takes many years to grow to maturity but it only takes minutes to cut it down. As the development cycle becomes shorter (the average is 30 years in London) mature trees are being continually lost to development. Their replacements are then felled before they are significant enough to make a contribution to the amenity or wildlife of an area. The loss of tree cover in the urban environment is an important issue for local residents and will have a major impact on the local effects of climate change.

- 1.4 The Trees and Development SPD seeks to redress the balance between trees and development so that trees are retained and protected during the development cycle. The council's Community Plan makes a commitment to ensuring our streets and public spaces are cleaner, tidier and greener. This will help the borough achieve its ambition for a greener environment.

2. Status of the Trees and Development SPD

- 2.1 This guidance has been put together in accordance with the framework provided in the Government's Planning Policy Statement 12: Local Spatial Planning (2008). The Statutory Development Plan is the starting point when determining planning application for the development or use of land. The Development Plan consists of the London Plan (July 2011) and the London Borough of Barking and Dagenham's Development Plan Documents (DPDs).
- 2.2 This SPD provides further detail on the implementation of DPD policy that applicants must follow to ensure they meet the policy requirements.

3. Relevant policies and legislation

- 3.1 The Town and Country Planning Act 1990, as amended, sets out the duties of the local planning authority, when it is considering planning applications. Section 70(2) states that:

"In dealing with such an application the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations."

Section 197 requires the local planning authority:

"To ensure whenever it is appropriate that, in granting planning permission for any development, adequate provision is made by the imposition of conditions for the preservation or planting of trees,"

To make such orders (Tree Preservation Orders) under Section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise".

In addition the Natural Environment and Rural Communities Act 2006 places a duty on local authorities to have regard to the conservation of biodiversity in exercising their functions.

Barking and Dagenham Local Development Framework

3.2 The Local Development Framework sets out the council's policies for ensuring sustainable development within the borough. The relevant policies that impact on the protection and promotion of trees are provided in Appendix 1 Local Development Framework Policies. Sections of certain policies are provided below.

Core Strategy Development Plan Document	
CM1: General principles for development	Sustaining the Natural and Built Environment: Natural and built assets including natural resources, air and water quality, biodiversity and habitats, the historic environment, local distinctiveness, and the Borough's network of open spaces should be protected and enhanced. Development should take account of natural constraints, particularly the risk of flooding, and should make the fullest contribution to the mitigation and adaptation of climate change and minimise emissions from carbon dioxide.
CM3: Green Belt and Public Open Spaces	The Council will ensure that important areas of public open space are identified and protected from development, that public open space is created and improved in areas of deficiency, and support the implementation of the East London Green Grid, the Blue Ribbon Network, and the Barking and Dagenham Landscape Framework Plan.
CR1: Climate Change and Environmental Management	The Council will plan in harmony with landscape and biodiversity.
CR2: Preserving and enhancing the natural environment	The Council will encourage development that enhances existing sites and habitats of nature conservation value (including strategic wildlife and river corridors) or which provide new ones, in particular where this will help meet the objectives of the Local Biodiversity Action Plan for Barking and Dagenham.
CC3: Achieving community benefits through developer contributions	Developer contributions could be used to provide: <ul style="list-style-type: none"> • Environmental sustainability measures • Environmental and biodiversity enhancements (including those identified in the Landscape Framework Plan)
CP2: Protecting and promoting our historic environment	The council will take particular care to: <ul style="list-style-type: none"> • Protect and wherever possible enhance our historic environment • Reinforce local distinctiveness

Borough Wide Development Policies Development Plan Document	
BR2: Energy and On-Site Renewables	<p>Energy assessments should demonstrate the following:</p> <ul style="list-style-type: none"> • That energy demand is minimised through passive design, appropriate choice of building fabric, appropriate choice of building services (e.g. ventilation with heat recovery), external summer shading and vegetation on and adjacent to proposed developments.
BR3: Greening the urban environment	<p>The Council will expect, where appropriate, all development proposals to demonstrate that the sequential approach set out below to preserving and enhancing the natural environment has been followed:</p> <ul style="list-style-type: none"> • Retain, enhance or create features of nature conservation value and avoid harm; • Mitigate for impacts to features of nature conservation value; • Where there is no viable alternative, compensate for the loss of features of nature conservation value. <p>Where there are no existing features of nature conservation on a site, development should seek to create nature conservation enhancements to help 'green the urban environment'.</p>
BP2: Conservation Areas and Listed Buildings	<p>The Council will seek to conserve or enhance the special character and appearance of each Conservation Area and their setting.</p> <p>Aside from the four conservation areas, other areas which are locally distinctive and historically important (such as the Becontree Estate) will be identified, celebrated and promoted.</p>
BP11: Urban Design	<p>To naturalise and green the urban environment through an interconnected network of parks, open spaces, tree-lined streets, wildlife corridors, woodlands, pedestrian and cycle routes.</p>
Barking Town Centre Area Action Plan	
BTC20: Parks, Open Spaces, Play Areas and Tree Planting	<p>To improve the linkages between the parks and open spaces in the Area Action Plan area, the Council will wish to see extensive tree planting along some streets to form a network of "green streets" which as well as linking parks and open spaces also softens the environment, and provides pleasant routes for pedestrians and cyclists.</p> <p>The key routes which the Council wishes to develop as tree lined streets radiate out from Abbey Green to Barking Park, Greatfields Park, Essex Road Gardens, the Quaker Burial Ground and the River Roding.</p> <p>Where appropriate the Council will expect developers to contribute towards programmes of tree planting in the town centre.</p>

Biodiversity Supplementary Planning Document

- 3.3 This document sets out how the council will protect and enhance wildlife and habitats within the borough. It explains what is required of developers in the planning process to both protect existing biodiversity and make use of opportunities to increase biodiversity on development sites. The protection of trees and the planting of trees are an important aspect of biodiversity and the reader is recommended to consult the Biodiversity Supplementary Planning Document which is available on the council's web site www.barking-dagenham.gov.uk

Regional policies and strategies

- 3.4 The London Plan (July 2011) is the current planning strategy for London and has specific policies concerning trees and woodland, including:

Policy 2.18 Green infrastructure: the network of open and green spaces

- E Development proposals should:
- a incorporate appropriate elements of green infrastructure that are integrated into the wider network
 - b encourage the linkage of green infrastructure, including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees and other components of urban greening (Policy 5.10).

Policy 3.6 Children and young people's play and informal recreation facilities

- A The Mayor and appropriate organisations should ensure that all children and young people have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision, incorporating trees and greenery wherever possible.

Policy 5.10 Urban greening

- C Development proposals should integrate green infrastructure from the beginning of the design process to contribute to urban greening, including the public realm. Elements that can contribute to this include tree planting, green roofs and walls, and soft landscaping.

Policy 5.11 Green roofs and development site environs

- A Major development proposals should be designed to include roof, wall and site planting, especially green roofs and walls where feasible, to deliver as many of the following objectives as possible:
- a adaptation to climate change (ie aiding cooling)
 - b sustainable urban drainage
 - c mitigation of climate change (ie aiding energy efficiency)
 - d enhancement of biodiversity
 - e accessible roof space
 - f improvements to appearance and resilience of building
 - g growing food.

Policy 7.5 Public realm

- B Opportunities for the integration of high quality public art should be considered, and opportunities for greening (such as through planting of trees and other soft landscaping wherever possible) should be maximised.

Policy 7.19 Biodiversity and access to nature

- C Development proposals should:
- a wherever possible, make a positive contribution to the protection, enhancement, creation and management of biodiversity
 - b prioritise assisting in achieving targets in biodiversity action plans (BAPs) set out in Table 7.3 and / or improve access to nature in areas deficient in accessible wildlife sites.

Policy 7.21 Trees and woodlands

- A Trees and woodlands should be protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework (or any successor strategy).
- B Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.

London Plan Tree & Woodland Framework

3.5 The Tree and Woodland Framework sets out the Mayor of London's key aims for trees and woodlands in London:

- To ensure trees and woodlands contribute to a high quality natural environment.
- To help shape the built environment and new development in a way that strengthens the positive character and diversity of London.
- Through people's contact with trees and woodlands to help foster community and individual people's well-being and social inclusion.
- To support the capital's economy.

The framework advocates a Right Place Right Tree approach to planting trees to help ensure trees are located in the right place and are not planted to the detriment of other habitats. Appendix 2 provides a copy of the Right Tree Right Place Checklist.

All London Green Grid (incorporating the East London Green Grid)

3.6 The East London Green Grid Area Frameworks form part of an emerging All London Green Grid. The Mayor of London intends to publish supplementary guidance on the All London Green in 2012.

A green grid is defined as a multifunctional network of open spaces, wildlife corridors and the links between them, providing benefits for people and wildlife to support sustainable communities.

The East London Green Grid is a strategy for implementing green infrastructure in East London. It consists of a spatial framework, identifying deficiencies in access to public open space and nature sites as well as specific projects that will contribute to the creation of the green grid. The East London Green Grid Supplementary Planning Guidance can be downloaded from:

http://www.london.gov.uk/thelondonplan/guides/spg/spg_09.jsp

Detailed information can be found in the following documents: Area Framework 2 Epping Forest and River Roding; Area Framework 3 Thames Chase, Beam and Ingrebourne; and Area Framework 4 London Riverside. These documents can be downloaded at:

www.designforlondon.gov.uk

4. Trees and Development

- 4.1 Trees are a material consideration in the determination of planning applications. Developers are advised that land and tree surveys, and tree constraint plans, are important elements in the evaluation of planning applications by Barking and Dagenham Council and should be submitted prior to the planning application validation stage.

This section describes the requirements for:

- Trees and the design of development
- Land surveys
- Tree surveys
- Tree constraint plans
- Tree protection during construction
- Arboricultural Implications Assessment (AIA)
- Arboricultural Method statement (AMS)

Trees and design of development

- 4.2 Developers must endeavour to design new developments or extensions to existing developments so that:
- Existing trees and other natural features do not need to be removed.
 - Existing trees and other natural features are not harmed, either in the short or long term.
 - Conflict between trees and buildings in the future is minimised through the design, layout and construction of the development. The removal of trees to avoid this conflict is not acceptable.
 - Where tree removals are exceptionally agreed, a greater number of replacements will be expected. Replacement trees will require an appropriate level of maturity.

Developers are encouraged to employ a trained professional to advise on landscape design from the outset of a development project.

The layout of the development will need to take into account the canopy of existing and newly planted trees both in the short term and the long term. For certain species of trees this will be for more than 100 years.

The layout of the development will need to take into account the root spread of existing and newly planted trees both in the short term and the long term. Building foundations must be designed to accommodate the retention of existing trees and the planting of new trees.

Foundations must be constructed to appropriate standards to ensure they are resistant to any future soil shrinkage whether the cause is trees or climate change.

- 4.3 Underground services should wherever possible be routed in shared service ducts. This will improve access for maintenance and prevent the creation of large areas where tree planting is prevented due to utilities.

Where new highways are being created pavements should be wide enough to accommodate pedestrians and street trees. Developers should aim to create tree lined streets whenever possible.

- 4.4 Trees live longer than the average development cycle and this makes it difficult to increase the stock of mature trees in the borough. Developers should identify areas where trees are likely to be retained permanently, regardless of redevelopment in the future, and therefore will be able to grow to maturity. Larger trees should be planted in these areas.

Land and tree surveys

- 4.5 A detailed land survey and tree survey must be submitted with any planning application where trees are on the development site or adjacent to the site (except where the application is for change of use). These documents must be submitted before the validation of the planning application by the local planning authority takes place.

Householder applicants do not need to provide a full tree survey but they do need to indicate where trees are on the land affected by the planning application.

The applicant will need to provide details of how the trees will be protected from the impacts of construction during development (please see Page 12).

Following the completion of a new development a TPO may be applied to trees on the site (and adjacent to the site if necessary) to ensure their long term protection.

New trees that replace trees protected by an existing TPO will become protected by the original order or may become the subject of new orders.

Land surveys

4.6 The land survey should be topographical and accurate and should show:

- The position of all trees, shrub masses, significant individual shrubs, hedges, and tree stumps within the site.
- Any relevant features such as streams, structures, boundary features, service and drainage runs.
- Spot heights of ground level throughout the site so as to avoid level changes in proximity to retained trees
- The location of trees on adjacent land, including highway trees,

A topographical negative can assist in determining the impact of changes in surface treatment and ground level on trees. A full hydrological and / or soil survey may also be required on larger or more complex sites.

Tree surveys

4.7 The pre-development tree survey must be carried out by a qualified arboriculturist and should be carried out before any specific design is produced. The survey should include all trees identified in the land survey and any trees that have not been identified in the land survey. The survey should categorise trees and groups of trees for their quality and value and should comply with the British Standards Institute British Standard BS 5837:20-05 Trees in relation to construction.

The survey should include a plan that shows:

- The location to within 1 metre of all existing trees on the site.
- The trees should be individually numbered as specimens or individuals, or as groups where the trees are growing together.
- Hedgerows should be accurately plotted.
- Shrubs of significant interest should be shown.

Woodland

- If woodland is within the site, it must be plotted accurately and all boundary trees shown.
- If the proposed development is within the woodland, all trees must be plotted.
- If woodlands are outside the site boundary, the woodland edge (including crown spread) must be plotted.

4.8 The tree survey will need to provide the following information for each tree:

- Reference number as recorded on the tree survey plan
- Tree species
- Height in metres
- Stem diameter in millimetres
- Branch spread in all directions
- Height of crown clearance
- Age class
- Physiological condition
- Structural condition
- Preliminary management recommendations
- Estimate of safe useful life expectancy in years
- Retention category grade

Any trees that are protected by Tree Preservation Orders (TPOs) must be identified and their TPO reference provided if known.

Any evidence of bats, nesting birds and / or water voles should be recorded (please see Chapter 8 for more information).

Tree constraints plan

4.9 A tree constraints plan should be produced that indicates the influence that trees on and adjacent to the site will have on the layout of the development. It should show below ground constraints (the root protection zone) and the above ground constraints (size, position, aspect and future growth of the tree).

Where there are no trees on the site, a tree constraints plan is required where new trees will be planted as part of landscaping.

Tree protection during construction

4.10 Developers are advised to take account of Section 11 and Annex C of the British Standards Institute British Standard BS 5837: 2005 Trees in relation to construction, which deals with

- i) Demolition and construction in proximity to existing trees on and adjacent to development sites;
- ii) How development can damage trees.

The following protection / precautions must be taken before construction / development works begin, including site clearance and fencing of the site:

Protective fencing

- 4.11 Trees must be fenced around the Root Protection Area or the extent of the canopy, whichever is greatest. The fencing will prevent damage to the trees from construction / site clearance activities such as the storage of materials, fires, excavations, erection of site accommodation, deposition of waste due to tipping or leakage, ground compaction by traffic or any other actions likely to affect the health of the tree.

The fencing must be to the standard set out in British Standard Document BS 5837:2005 or any subsequent updates: the fencing will normally be at least 2m high, constructed of metal mesh panel fencing and braced by scaffold poles to the standard set out in British Standard Document BS 5837:2005.

All protective fencing must be correctly maintained during construction to provide adequate protection. Protective fencing may only be removed when the development is complete.

If protective fencing needs to be temporarily removed or rearranged before completion of the development, permission must first be obtained from the council.

Bracing of protective fencing.

- 4.12 Fencing should be braced by scaffold poles or similar to ensure the fencing is robust. Trees of high amenity value, trees in areas close to construction activity, or trees particularly sensitive to damage may require more substantial fencing or protective measures.

Warning signs

- 4.13 The protected area will require signs to be in place informing staff on site of the nature of the protected area as set out in the above British Standard or any subsequent updates.

Fires

- 4.14 As fires are often used during demolition and site clearances, extreme care needs to be taken to ensure that trees are not damaged by radiated heat. There must be a distance of at least 5m between a fire and any part of a tree. Large fires will need a greater exclusion zone than 5m.

Signage and trees

- 4.15 Cables, signs, boards, timbers or other materials must not be nailed or screwed to tree as the puncture wounds damage the health of the tree and can lead to decay and premature death.

Winching

- 4.16 No tree should be used as an anchor point for winching as this can cause compression damage beneath the tree's bark and to the bark itself and can weaken the tree's root system.

Arboricultural Implications Assessment

- 4.17 An Arboricultural Implications Assessment (AIA) and an Arboricultural Method Statement (AMS) may be required as a condition of planning permission to ensure trees are adequately protected during construction and to protect areas for new trees from compaction.

The Arboricultural Implications Assessment is based on the land and tree survey and the tree constraints plan following consultation with the council's Tree Officer. The AIA is often required as a condition attached to planning permission and will include:

- A protected tree protocol for workers on site. This protocol should be incorporated into the site induction procedure.
- A detailed description of the site including tree cover, topography and soils.
- Analysis of tree cover including: total number of trees, the numbering sequence, analysis of trees to be lost for development, trees to be lost for any other reasons and proposals for replacement planting.
- An Arboricultural Method Statement (AMS) with specifications and methodology for the implementation of any aspect of the development that may lead to loss or damage to a tree.
- A tree protection plan: a scale drawing that shows the final layout, tree protection measures with the root protection zone and the construction exclusion zone.

Arboricultural Method Statement

- 4.18 The Arboricultural Method Statement provides detailed information on how construction works will be managed and trees protected when construction takes place close to trees. An AMS will often be required as a condition for planning consent to ensure that retained trees are adequately protected.

An AMS will need to provide a timetable showing when and how specific works close to trees will be carried out. This will cover:

- Demolition of built structures.
- Removal of hard standing.
- Air-spade and hand excavation within 2m of root protection areas.
- Root-zone soil decompaction / amelioration, root pruning, surface changes etc.
- Installation of root-barriers.
- Installation of tree protective barriers.

Engineering specification sheets should be included for items such as the design of protective fencing, special surfaces, methods of trenching etc.

Bills of quantities for materials such as specialised tree sands, soils, porous paving etc must be included where necessary.

Site supervision by an arboriculturist will usually be required for some or all of the operations associated with trees. An Arboricultural Association Approved Contractor with experience of root - zone and aerial Arboricultural operations will be required to carry out such works.

- 4.19 The method statement should include:

- Schedule and timing of
 - Tree surgery works (prior to and upon completion of construction works).
 - Root zone soil amelioration works etc.
 - Construction of protective barriers.
 - All tree related construction or specialist engineering works.
- Root protection area and exclusion zone detail (areas, distances, type of barrier, installation method etc).
- Specification for any surface changes.
- Method of operation for surface changes.
- Specification for any level changes.
- Specification for trenching works.
- Method of operation for trenching works.
- Proposed location of bonfires, chemicals, site huts etc.

- Contingency Plans (chemical spillage, collision, emergency access to the root protection zone).
- Proposed post construction landscaping near trees.
- Tree planting (storage of trees, site preparation).
- Contact listing (council officers, arboriculturist, architect etc).
- Other Items – e.g. use of trenchless technology for service runs.

Additionally a method statement may need to include items such as copies of site plans and a tree survey schedule.

5. Trees and landscape proposals

- 5.1 Borough Wide Development Policy BR3: Greening the urban environment requires all development proposals to retain, enhance or create features of nature conservation. All proposals should be accompanied by a landscape scheme that incorporates existing features of nature conservation, including trees, and new nature conservation features to help green the urban environment.

Further information is provided in the Biodiversity Supplementary Planning Document available on the council's web site www.barking-dagenham.gov.uk

- 5.2 Developers should include tree planting in landscaping proposals wherever it is feasible. Areas for future planting should be plotted on the tree constraints plan and protected from damage by construction activities such as soil compaction, for example by the use of barriers. If this protection is not possible, remediation measures should be carried out prior to planting.

The Right Place Right Tree checklist in Appendix 2 can help ensure that suitable species are planted in the most appropriate locations on the site.

The use of peat for soil improvement or the planting of shrubs and trees should be avoided.

Areas designated for car parking and cycle parking are expected to be landscaped to a high standard and make extensive use of trees and shrubs.

A programme of aftercare and maintenance should be provided for new trees to ensure that newly planted trees continue to contribute to the landscape scheme in the long term.

Species for new planting

- 5.3 Development sites within 250m of a Site of Importance for Nature Conservation, wildlife corridor or green / blue infrastructure are expected to use only native species of local provenance in landscape schemes. (Maps showing the location of SINCS and the 250m zones are provided in the Biodiversity Supplementary Planning Document). On other development sites, at least 50 per cent of the area planted should consist of native species AND all new tree and plant species should be shown to have benefits for native wildlife.

Street trees

- 5.4 The Local Development Framework and the Urban Design Framework require the naturalisation of the urban environment, including the provision of tree-lined streets.

Where appropriate the council may require street trees to be included in the landscaping scheme. This may include streets created within developments and / or where the development fronts onto a street where there are already trees in the highway. Where this is not feasible the council will expect developers to contribute to programmes of tree planting off site, including street trees.

- 5.5 The Barking Town Centre Area Action Plan specifically plans to develop tree lined streets that radiate out from Abbey Green to Barking Park, Greatfields Park, Essex Road Gardens, the Quaker Burial Ground and the River Roding.

6. Tree Preservation Orders

- 6.1 The Town and Country Planning Act 1990, Section 23 of the Planning and Compensation Act 1991 and the Town and Country Planning (Trees) Regulations 1999 enables local planning authorities (in this case the London Borough of Barking and Dagenham) to apply a Tree Preservation Order or TPO to any trees within its area.

The term 'tree' is not defined in the legislation and there is no minimum size below which a TPO cannot be applied. A TPO can also be made to protect trees within hedges or to protect an old hedge which has become a line of trees. However shrubs and bushes are not covered by the above legislation.

- 6.2 The following works are prohibited on any tree protected by a TPO unless the Local Planning Authority has given written consent:

1. Cutting down
2. Uprooting
3. Topping
4. Lopping
5. Pruning
6. Cutting of roots
7. Wilful damage
8. Wilful destruction

Any works that may affect the roots of the tree such as construction work or compaction of soil will also need written permission from the Local Planning Authority.

- 6.3 In designated Conservation Areas works cannot be carried out on any trees that have a diameter greater than 75mm at 1.5m above the ground without the written permission of the local planning authority. More information on Conservation Areas in the borough is provided below and in Appendix 3.

If any works are carried out that affect a tree protected by a TPO or a tree within a Conservation Area and written permission from the local planning authority has not been obtained, the authority may take enforcement action. The person responsible may be fined up to £20,000 and where a tree has been felled or significantly damaged, a replacement tree will be planted. Note that it is no defence for a defendant to plead that they were unaware that a TPO existed on a particular tree.

- 6.4 Trees that are on land owned by the council but rented to council tenants cannot be pruned or felled without the permission of the council, even if the tree is not protected by a TPO. Council tenants

should contact the council's Housing Department or the council's Tree Officer for further advice.

When are TPOs made?

- 6.5 Local Planning Authorities use TPOs to protect the local environment and its enjoyment by the public. Trees protected by TPOs are usually visible from a public place such as a road or footpath. However, trees not in public view (for example, in back gardens) may still be protected by TPOs if the trees are considered to contribute to the overall amenity of the area.

Factors that are taken into account when a tree is being assessed for a TPO include:

- Intrinsic beauty of the tree.
- Contribution the tree make to the landscape.
- Screening of eyesores or future development by the tree.
- Scarcity of trees.
- Importance of the tree as wildlife habitat.

A standardised assessment form is used by the council's Tree Officers to ensure consistency and fairness in the application of TPOs.

TPOs may be applied during the planning application process to ensure that trees identified for retention, and newly planted trees, on and adjacent to the development site are protected. Further information on trees and planning applications is provided in Chapter 4.

- 6.6 Tree Preservation Orders are used to protect individual trees as well as groups of trees and areas of trees. Where a tree is under immediate threat an emergency TPO can be applied. An emergency TPO will be reviewed and within 6 months of the order being made, the TPO will either be made permanent or revoked. Trees protected by TPOs are regularly checked to ensure they have not been damaged or felled.

In general TPOs are not applied to trees that are already under the arboriculture management of the local authority. For example, street trees and trees in parks are usually on council owned land and are managed by the local authority. However if a tree on council managed land is considered to be under threat or is of exceptional value, a TPO can be applied.

Applications for tree works to protected trees

- 6.7 The local planning department will be able to inform you if a particular tree is covered by a TPO or if the tree is in a Conservation Area. If you wish to carry out work to a protected tree you will need to apply to the local planning authority on a form that they will provide. This form is also available on the council's web site: www.barking-dagenham.gov.uk

A tree inspection by the council's Tree Officer may be necessary before permission for works can be granted. The Tree Officer can also provide a list of contactors qualified to carry out tree work.

- 6.8 The council occasionally receives requests for the pruning or felling of a protected tree due to issues such as bird droppings, bird noise, fallen leaves, fallen fruit or honey dew on cars. These problems do not justify the pruning or felling of a protected tree. However, the Tree Officers can provide advice on measures that can be taken to help reduce problems for residents.

If a tree protected by a TPO is considered to be immediately dangerous then measures may be taken to render it safe. You are advised to consult the council prior to undertaking such work to avoid the possibility of legal action. You are also advised to keep evidence of the need for this work. It is likely that a replacement tree will be required.

- 6.9 Where the removal of a tree protected by a TPO has been agreed by the Local Planning Authority, any replacement tree will become protected by the original order or may become the subject of new orders.

7. Conservation Areas

- 7.1 Conservation Areas are designated to protect the architecture, historical interest, character or appearance of a particular area. This is a planning designation and is enforced by the local planning authority. In a Conservation Area works cannot be carried out on any trees that have a diameter greater than 75mm at 1.5m above the ground without the written permission of the local planning authority.

There are four Conservation Areas in the London Borough of Barking and Dagenham

- Abbey and Barking Town Centre Conservation Area
- Abbey Road Riverside Conservation Area
- Dagenham Village Conservation Area
- Chadwell Heath Anti-aircraft Gun Site Conservation Area

Detailed information is provided on the council's web site www.barking-dagenham.gov.uk

- 7.2 The locations of the Conservation Areas within Barking and Dagenham and a map of each one are provided in Appendix 3.

8. Wildlife Protection

Birds

- 8.1 The Wildlife and Countryside Act 1981 makes it an offence to kill, injure, or take wild birds, their young, their eggs or nests. It is also an offence to disturb birds at the nest. In addition, there are special penalties for offences related to birds listed on Schedule 1 of the Act.
- 8.2 Any works to trees, hedges or shrubs, including pruning or felling, should not take place between 15 February and 31 August if nesting birds are present or if it is not possible to determine if nesting birds are present. A survey by a qualified ecologist should take place no more than 5 days before the planned works to determine if nesting birds are present.

Bats

- 8.3 All bat species are defined as **European Protected Species** and are protected by the Conservation of Habitats and Species Regulations 2010, which transposes the European Union's Habitats Directive into UK law. Bats are also protected by the Wildlife and Countryside Act 1981 (as amended).

It is an offence to kill, injure, or take, any bat. It is also an offence to interfere with places used by bats for shelter or protection, or to intentionally disturb bats occupying such places.

- 8.4 Bat roosts are protected regardless of whether they are occupied at the time of the intended works. For example a tree that is used for a summer roost is still protected by law during the winter even though the bats are absent. Bats can make use of trees throughout the year: for maternity roosts in the summer (May to September); for mating roosts in the autumn (September to November); and for hibernation in the winter (November to April).
- 8.5 Trees identified for removal or for pruning should be surveyed by a qualified ecologist no more than 5 days before the planned works to determine if bats are present. If bats are found, the developer must apply to Natural England for a licence. Works cannot proceed without the licence being granted. In addition the developer must inform the local authority's planning officers.
- 8.6 If a bat is discovered once works have started, work should cease immediately, and the licensed bat worker and Natural England called for advice. This advice may include leaving the bat to disperse of its own accord, or waiting for the licensed handler to arrive and move the bat. Builders and contractors are explicitly forbidden from handling bats.

Water Voles

- 8.7 Trees are a common feature of riverbanks and may contribute to water vole habitat. Water voles are protected under Schedule 5 of the Wildlife and Countryside Act 1981 which makes it an offence to kill, injure, or take water voles. It is also an offence to interfere with places used by water voles for shelter or protection, or to intentionally disturb water voles occupying such places.

Any proposal to remove trees on the banks of water courses must demonstrate there will be no negative impact on water voles or their habitat.

9. Checklist for planning applications

Pre-application

9.1 These documents need to be supplied with your planning application and must be available before the application is validated. (Validation is the process where the planning application form is checked to see that it has been completed properly and all required information has been submitted):

- Land survey
- Tree survey
- Tree constraints plan
- Wildlife survey

Post-application

9.2 These documents may be required as a condition of planning permission:

- Arboricultural Implications Assessment (AIA)
- Arboricultural Method Statement (AMS)

References

Author	Title
Barking and Dagenham Partnership (2009)	Barking and Dagenham's Community Plan
Communities and Local Government (2008)	Trees in Towns II: A new survey of urban trees in England and their condition and management.
Communities and Local Government (2000)	Tree Preservation Orders: A Guide to the Law and Good Practice
DEFRA (2007)	Strategy for England's Trees, Woods and Forests
London Borough of Barking and Dagenham (2010)	Biodiversity Supplementary Planning Document
London Borough of Barking and Dagenham (February 2011)	Barking Town Centre Area Action Plan
London Borough of Barking and Dagenham (July 2010)	London Borough of Barking and Dagenham Local Development Framework Core Strategy Development Plan Document
London Borough of Barking and Dagenham (March 2011)	London Borough of Barking and Dagenham Local Development Framework Borough Wide Development Policies Development Plan Document
London Borough of Barking and Dagenham	Regeneration strategy 2008 – 2013
London Borough of Barking and Dagenham (2007)	Urban Design Framework Supplementary Planning Document
London Borough of Havering (April 2009)	Protection of Trees during Development Supplementary Planning Document
Design for London (2007)	East London Green Grid Area Frameworks 2 (Epping Forest and River Roding), 3 (Thames Chase, Beam and Ingrebourne) and 4 (London Riverside)
Mayor of London (2005)	Connecting Londoners with Trees and Woodlands: A Tree and Woodland Framework for London
Mayor of London (2008)	East London Green Grid Framework London Plan (Consolidated with Alterations since 2004) Supplementary Planning Guidance
Mayor of London (July 2011)	The London Plan Spatial Development Strategy for Greater London
Norwich City Council (September 2007)	Trees and Development Supplementary Planning Document
Trees and Design Action Group (2008)	No trees, No future - Trees in the urban realm

Contacts

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The Arboricultural Association

Ullenwood Court
Ullenwood
Cheltenham,
Gloucestershire GL53 9QS

Telephone: 01242 522152
Email: admin@trees.org.uk
Web site: www.trees.org.uk

Bat Conservation Trust

15 Cloisters House
8 Battersea Park Road
London SW8 4BG
United Kingdom

Bat Helpline: 0845 1300 228
Office Telephone: 020 7627 2629
Web site: www.bats.org.uk

London Bat Group

Email: enquiries@londonbats.org.uk
Web Site: www.londonbats.org.uk

London Tree Officers Association

Arboricultural Services
Parks & Open Spaces Section
7th Floor Town Hall Extension
Argyle Street
London WC1H 8EQ

Telephone and Fax: 020 7974 4124
Mobile: 07771 976238
Web site: www.ltoa.org.uk

Natural England

Natural England
Floor 6, Ashdown House
123 Victoria Street
London SW1E 6DE

Tel: 0300 060 2634

Email: london@naturalengland.org.uk

General enquiries: Tel: (local rate): 0845 600 3078

Web site: www.naturalengland.org.uk

Appendix 1: Local Development Framework Policies

Core Strategy Development Plan Document	
CM1: General principles for development	Sustaining the Natural and Built Environment: Natural and built assets including natural resources, air and water quality, biodiversity and habitats, the historic environment, local distinctiveness, and the Borough's network of open spaces should be protected and enhanced. Development should take account of natural constraints, particularly the risk of flooding, and should make the fullest contribution to the mitigation and adaptation of climate change and minimise emissions from carbon dioxide.
CM3: Green Belt and Public Open Spaces	The Council will ensure that important areas of public open space are identified and protected from development, that public open space is created and improved in areas of deficiency, and support the implementation of the East London Green Grid, the Blue Ribbon Network, and the Barking and Dagenham Landscape Framework Plan.
CR1: Climate Change and Environmental Management	The Council will plan in harmony with landscape and biodiversity.
CR2: Preserving and enhancing the natural environment	The Council will encourage development that enhances existing sites and habitats of nature conservation value (including strategic wildlife and river corridors) or which provide new ones, in particular where this will help meet the objectives of the Local Biodiversity Action Plan for Barking and Dagenham.
CC3: Achieving community benefits through developer contributions	Developer contributions could be used to provide: Environmental sustainability measures Environmental and biodiversity enhancements (including those identified in the Landscape Framework Plan)
CP2: Protecting and promoting our historic environment	The council will take particular care to: <ul style="list-style-type: none"> • Protect and wherever possible enhance our historic environment • Reinforce local distinctiveness

Borough Wide Development Policies Development Plan Document	
BR2: Energy and On-Site Renewables	<p>Energy assessments should demonstrate the following:</p> <ul style="list-style-type: none"> • That energy demand is minimised through passive design, appropriate choice of building fabric, appropriate choice of building services (e.g. ventilation with heat recovery), external summer shading and vegetation on and adjacent to proposed developments.
BR3: Greening the urban environment	<p>The Council will expect, where appropriate, all development proposals to demonstrate that the sequential approach set out below to preserving and enhancing the natural environment has been followed:</p> <ul style="list-style-type: none"> • Retain, enhance or create features of nature conservation value and avoid harm; • Mitigate for impacts to features of nature conservation value; • Where there is no viable alternative, compensate for the loss of features of nature conservation value. <p>Where there are no existing features of nature conservation on a site, development should seek to create nature conservation enhancements to help 'green the urban environment'.</p>
BP2: Conservation Areas and Listed Buildings	<p>The Council will seek to conserve or enhance the special character and appearance of each Conservation Area and their setting.</p> <p>Aside from the four conservation areas, other areas which are locally distinctive and historically important (such as the Becontree Estate) will be identified, celebrated and promoted.</p>
BP9: Riverside Development	<p>Riverside development is expected to:</p> <ul style="list-style-type: none"> • Protect and enhance biodiversity (important species and habitats) in and along the river and banks and provide, preserve and enhance wildlife corridors where appropriate.
BP11: Urban Design	<p>To naturalise and green the urban environment through an interconnected network of parks, open spaces, tree-lined streets, wildlife corridors, woodlands, pedestrian and cycle routes.</p>

Barking Town Centre Area Action Plan

BTC20: Parks, Open Spaces, Play Areas and Tree Planting

To improve the linkages between the parks and open spaces in the Area Action Plan area, the Council will wish to see extensive tree planting along some streets to form a network of “green streets” which as well as linking parks and open spaces also softens the environment, and provides pleasant routes for pedestrians and cyclists.

The key routes which the Council wishes to develop as tree lined streets radiate out from Abbey Green to Barking Park, Greatfields Park, Essex Road Gardens, the Quaker Burial Ground and the River Roding.

Where appropriate the Council will expect developers to contribute towards programmes of tree planting in the town centre.

Appendix 2: Right Place Right Tree Checklist

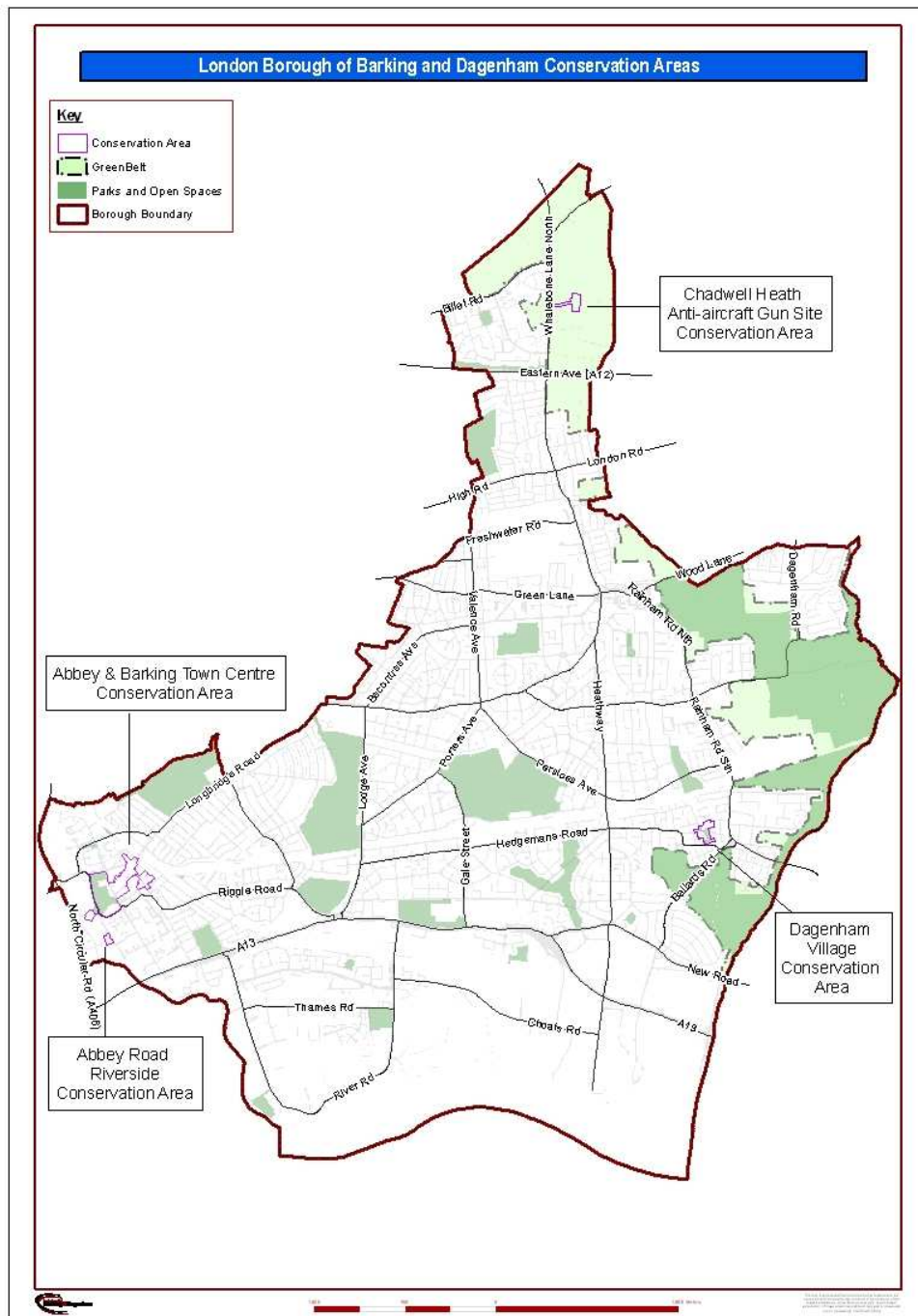
Tree & Woodland Framework: Right Place – Right Tree checklist

RIGHT PLACE - RIGHT TREE CHECKLIST:	
Appropriate locations	- What is the existing value of the space, and would the impact of trees be positive?
	- Existing habitat and landscape value: establish the habitat and landscape type of the site - shade cast by trees, and their demands on soil, water and nutrients, mean that they can kill or damage valuable wildlife habitats such as wetlands, heathlands, flower rich grasslands and brownfields so check for existing value before committing to planting.
	- Tree cover history: check historical records to see if the site is in an area where there have been trees in the past, to establish whether the creation of new woodland or tree cover would be appropriate.
Appropriate species and design	- Development design: trees should not be located where they will experience inappropriate growing conditions e.g. in the shadow of tall buildings.
	- Local character: check if there is a history in the area for the use of particular species that could be a reflected in the planned planting.
	- Work with nature: in natural areas, employ stock of locally native origin. Best of all, work with natural colonisation.
	- Great trees of the future: where the setting allows, take opportunities to plant large species of trees with a long lifespan.
	- Accessibility: new trees and woodlands are most needed where they can provide people with access to nature and natural landscape in areas presently lacking in such access.
	- Infrastructure: consider existing and future infrastructure requirements – do not plant too close to over/underground infrastructure. Replace removed trees in the same pit if appropriate.
	- Highways: meet the statutory safety requirements to maintain a clear route along roads (consider heights of buses, HGVs, cars, cycles and horses).
	- Space: check available space against the final height and spread of the proposed species with a view to minimising frequency and amount of pruning required.
	- Soil condition: the soil in hard landscaped areas is often poor. Soil compaction needs to be limited in the tree pit and adequate nutrients supplied. Use species known to be robust to these limitations.

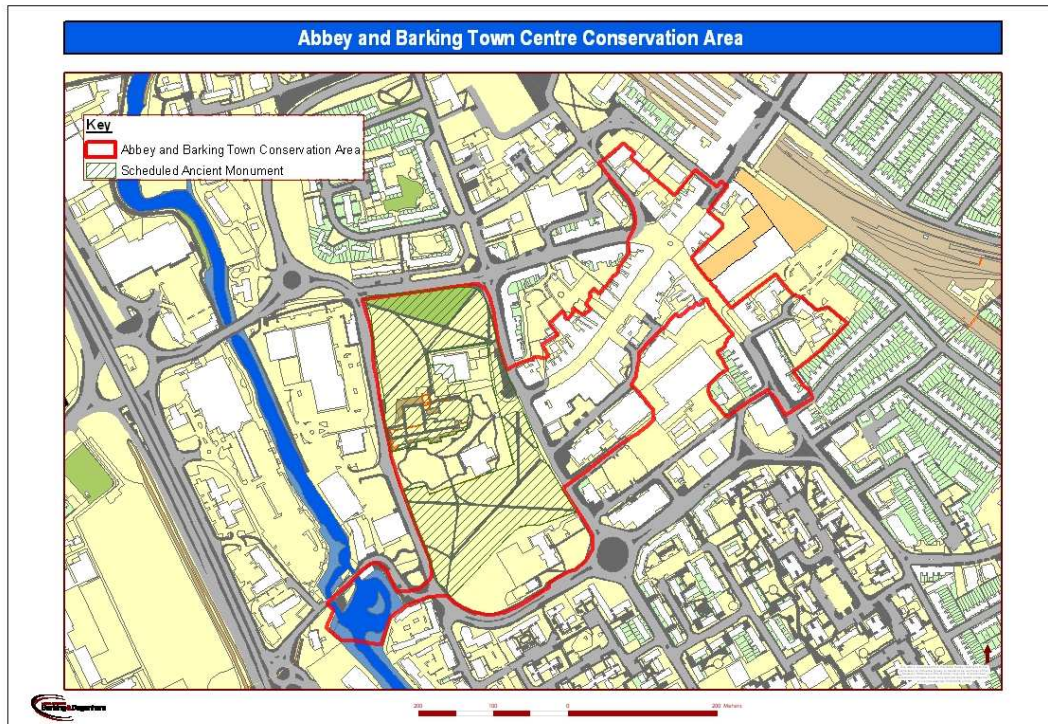
Appendix 3: Conservation Areas

This appendix provides a map showing the location of the four Conservation Areas in the borough as well as a detailed map for each Conservation Area. The Conservation Areas are:

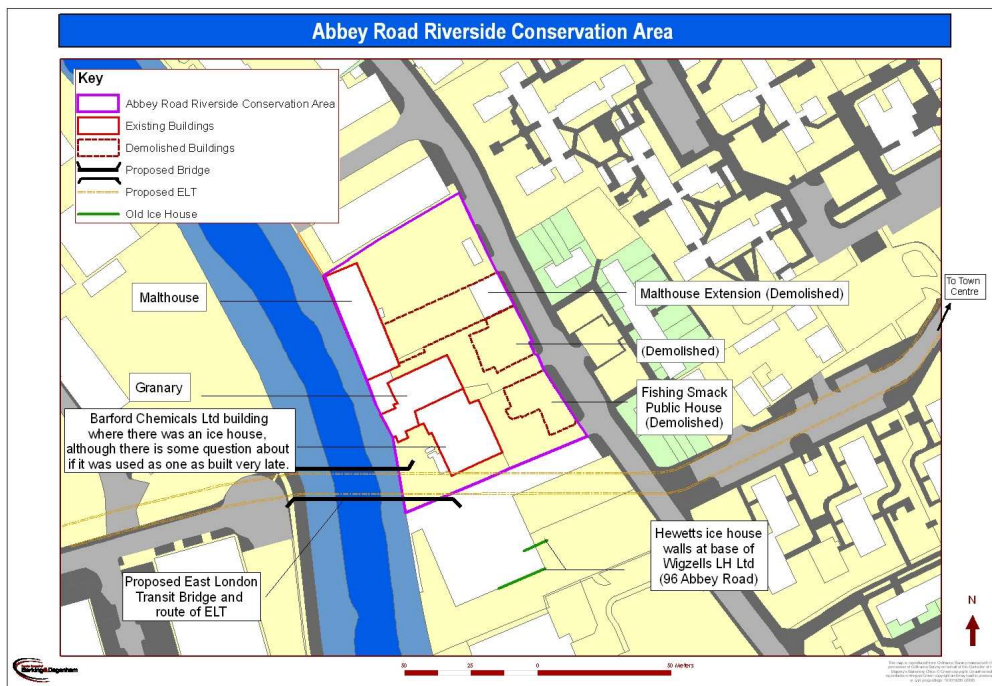
- Abbey and Barking Town Centre Conservation Area
- Abbey Road Riverside Conservation Area
- Dagenham Village Conservation Area
- Chadwell Heath Anti-aircraft Gun Site Conservation Area



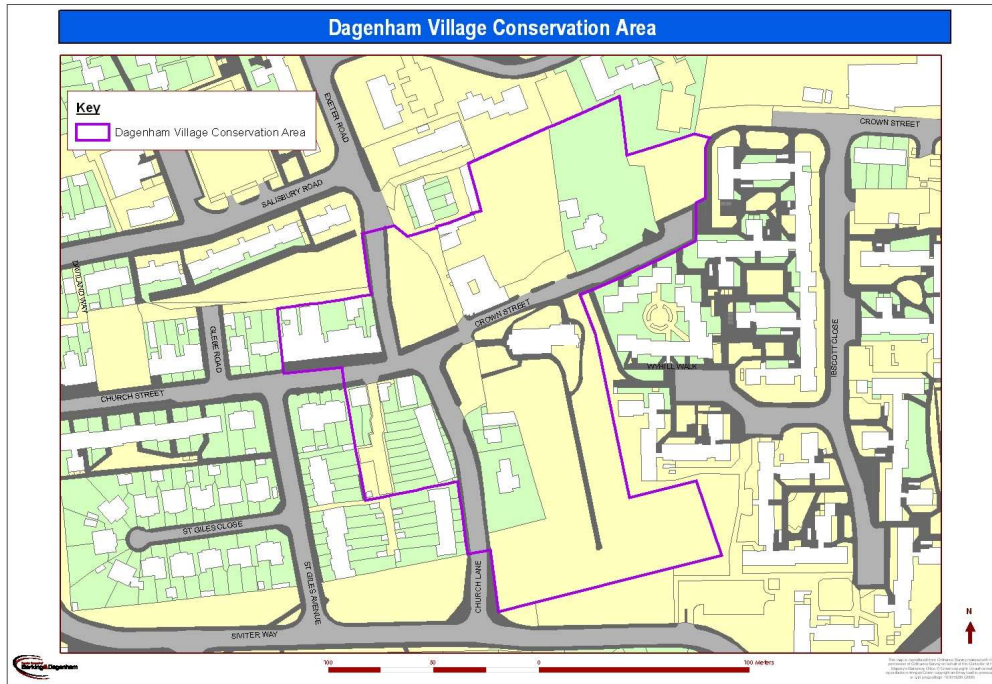
Abbey and Barking Town Centre Conservation Area



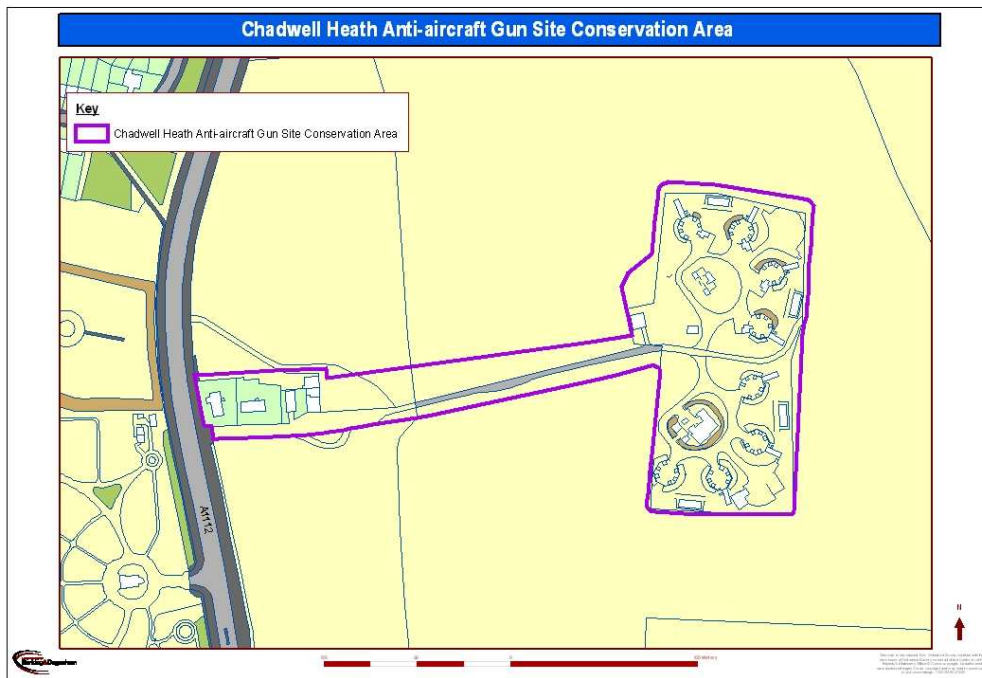
Abbey Road Riverside Conservation Area



Dagenham Village Conservation Area



Chadwell Heath Anti-aircraft Gun Site Conservation Area



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London Borough of Barking and Dagenham
Local Development Framework

Residential Extensions and Alterations SPD

Supplementary Planning Document

December 2011



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1. Introduction

- 1.1 This Supplementary Planning Document (SPD) is Supplementary to Policies BP8 “Protecting Residential Amenity” and BP11 “Urban Design” of the London Borough of Barking and Dagenham Borough Wide Development Policies Development Plan Document. It contains design advice which applicants must follow when applying for planning permission for residential extensions and alterations.
- 1.2 The SPD does not have the same status as the development plan but, once adopted, it will be an important material consideration in the determination of planning applications.
- 1.3 The provisions of this SPD will be implemented primarily through the determination of applications for residential extensions and alterations.

2. Purpose of the guidance

- 2.1 This supplementary planning document provides guidance for people who want to extend and improve their home. The aim of this guidance is to highlight the different aspects of an extension that the Council will consider when determining whether or not it is acceptable.
- 2.2 The Council appreciates the benefits of extensions. They can provide residents with a greater standard of living without the financial burden of moving to a new house. Not all extensions will be acceptable within all settings. However, the Council is not attempting to restrict innovative design and all applications will be judged on their individual merits.
- 2.3 The guidance is split into two main sections. The first deals with the key principles of householder development which can be applicable to all forms of extension and alteration. The second deals with the different types of extensions and alterations and outlines the specific design criteria that require consideration. You may first need to determine whether or not you require planning permission for your extension. This section of the guidance will also outline the current Permitted Development legislation to help with this. Please note that certain properties have had their permitted development rights removed. More information on this can be found at page 29.
- 2.4 Further guidance on permitted development rights for householders can be obtained at the Planning Portal website. A link is provided below:

<http://www.planningportal.gov.uk/permission/house>

3. Status

- 3.1 This guidance has been put together in accordance with the framework provided in the Government's Planning Policy Statement 12: Local Spatial Planning (2008). The Statutory Development Plan is the starting point when determining a planning application for the development or use of land. The Development Plan consists of the London Plan (July 2011) and the London Borough of Barking and Dagenham's Development Plan Documents (DPDs).
- 3.2 Once adopted, this SPD will provide further detail on the implementation of DPD policy that applicants must follow to ensure they meet the policy requirements.

4. Key Principles

4.1 Design

- 4.1.1 The Borough is home to a variety of different residential areas as well as individual house types. The Council views all residential areas as an asset to the borough and will seek to protect and enhance the positive aspects of these areas which contribute to their character. Unfortunately, parts of the borough have had their character slowly eroded by unsympathetic design.
- 4.1.2 Many parts of the Borough are comprised of terraced housing and the area's character draws from the uniformity this creates. Other areas are predominantly comprised of pairs of semi-detached properties. Here, the separation, gaps between buildings and the symmetry of each pair is a key component of the area's character. However, in many areas there is a mix of different building forms which create their own unique character.
- 4.1.3 When extending your house, you must consider the impact the changes you make may have upon the street scene. All extensions should be designed so as to reflect the positive elements of the character of the area in which they are located. Extensions which undermine the character of the area by not respecting its positive characteristics will not normally be acceptable.
- 4.1.4 Above all, your extension should not appear out of place when viewed as part of the existing environment. This will be achieved in a number of ways:
- 4.1.5 **Will the design of the extension be sympathetic to the existing house?** You should ensure that the character of the existing dwelling is respected when designing your extension and particular care should be taken to ensure that the extension is sympathetically designed with regards to form and detailing. Extensions that fail to reflect the positive aspects of the existing dwelling's character will not be considered acceptable. Original features are generally a selling point as many buyers look for properties which have character and personality.
- 4.1.6 **Will the extension cause the original house to appear unbalanced?** It is critical that any extension you propose should be of an appropriate scale. Extensions which fail to take this into account can appear overly dominant and have a harmful visual impact upon the street scene. Take into account the proportions of the existing dwelling. A well designed extension will appear subordinate to the original building and will not overwhelm it. The space between your property and your neighbour's property should also be considered. You should avoid building to the extent that such spaces are effectively lost. An extension which results in the loss of a prominent gap between buildings will be considered unacceptable.

- 4.1.7 **How does the roof of your extension relate to the surrounding roofs?** The type of roof you utilise is a very important factor when considering your application. The relationship between different roofs can form a significant part of the area's character. Any extension that does not take into account the positive aspects of the existing roofscape of the area will be considered unacceptable. The roof should normally be of the same style as the roof of the original property including the pitch, eaves treatment and materials used.
- 4.1.8 **Do the materials you are using match those of the existing dwelling?** The materials you use play an important role in integrating your extension into the house and surrounding area. The colour, type and texture of the materials are key considerations when determining the appropriateness of an extension. You should use matching materials as this will reduce the visual impact of your extension upon the dwelling and the surrounding area.
- 4.1.9 **Do any proposed windows fit within the existing pattern of windows?** The placement, style and size of windows can positively add to the character of a property. Windows which are not aligned horizontally and vertically can lead to a loss of this character. Any windows that do not reflect the design and size of those in the existing property can have a similar effect. Windows within an extension must positively reflect the current window arrangement in the rest of the dwelling. Internal floor levels will be taken into account when judging whether or not windows are satisfactorily aligned.

4.2 **Amenity**

- 4.2.1 As well as considering the impact the design of your extension has upon the building and the surrounding area, the Council will also consider the impact it has upon the quality of life enjoyed by other people living nearby. Whilst some extensions will barely impact upon the amenity of others some can have a much wider impact upon your neighbours, especially if poorly designed. You should consider the following points:
- 4.2.2 **Will your extension impact upon your neighbour's privacy?** The impact of your extension on your neighbours' privacy is something you need to consider carefully. The position of windows, balconies and terraces can lead to overlooking into neighbouring gardens as well as into adjacent windows. Direct overlooking of a neighbouring property which leads to a material loss of privacy of neighbours will be considered unacceptable. Obscure glazing or high level windows can help to reduce this impact. Where possible you should avoid installing window in walls which flank your neighbour's property.
- 4.2.3 **Will your extension lead to a loss of light to your neighbour's property?** Some extensions, particularly two storey extensions, can

restrict the amount of natural light (sunlight and daylight) that passes into adjacent properties. An extension which causes a material loss of light to neighbouring properties will be considered unacceptable. You must ensure any extension does not overshadow neighbouring dwellings by taking into account the scale of the extension, the distance allowed to nearby dwellings and the positioning of the extension in relation to windows and clear glass extensions such as conservatories.

4.2.4 Will your extension be overbearing upon neighbouring properties? As well as impacting upon your neighbour's light, your extension may also lead to neighbouring properties being 'penned in'. Extensions which are overly oppressive and cause neighbouring properties to suffer a material loss of outlook will be considered unacceptable. You should plan your extension so that it does not overwhelm the areas around it through overly bulky design.

4.2.5 Will your extension result in the loss of an off-street car parking space? Demand for on-street car parking in the Borough is high so off-street parking spaces are important in protecting the amenity of an area. Some extensions can result in existing off-street car parking becoming unusable or lost altogether and this could be a factor in determining the acceptability of the proposal. If you have off-street parking available on your property, you should avoid extending your house in a way that undermines the use of that space. The impact an extension has upon highway sight lines will also be a factor in the determination of an application. If an extension would result in an adverse impact upon highway safety it will be considered unacceptable.

4.2.6 Will you need to remove any trees in order to build your extension? Trees are a valuable part of the urban environment. Trees also have important ecological value. Some trees in the Borough are protected by Tree Preservation Orders (TPOs) and you must apply for permission to undertake works on them (The Development Management Team can advise on whether a TPO applies to the tree in question). Even those trees that are not protected by a TPO should be preserved where possible, especially where the tree makes a significant contribution to the street scene. The Council has produced a SPD entitled 'Trees and Development' which provides more detailed guidance on this matter. The document is available on the Council's website.

4.2.7 Will your extension have an impact upon local biodiversity? The Council has a legal obligation to ensure that certain species are protected. If a development is likely to impact protected species, you will be expected to take measures to ensure that no harm is incurred. The Council has produced an SPD entitled 'Biodiversity' which provides more detailed guidance on this matter. The document is available on the Council's website.

4.3 Conservation Areas and Listed Buildings

- 4.3.1 The Council has designated some parts of the Borough as Conservation Areas in order to protect their special historical and architectural quality. The Council has a legal duty to ensure all new developments preserve or enhance the special historical or architectural character and appearance within Conservation Areas.
- 4.3.2 If you live in a Conservation Area it is particularly important that any proposed extension is sympathetic to the special character of the area. You are strongly advised to discuss your proposal with the Development Management Team in these circumstances.
- 4.3.3 Permitted development rights also differ within Conservation Areas in respect of some types of developments. Further information on this should be sought from the Development Management Team.
- 4.3.4 A very small number of dwellings have Listed Building status within the Borough. Any alterations or extensions to these buildings should be discussed with the Development Management Team as they may require Listed Building Consent, as well as, in some cases, planning permission. Furthermore, extensions which would be located within the setting of a listed building will only be considered acceptable if they do not detract from the special character of the listed building. Again, advice should be sought from the Development Management Team in these circumstances. The Council also maintains a local list of buildings which are considered to have special architectural and historical merit. Wherever practical, the Council will maintain the same approach to these locally listed buildings as it does to statutory listed buildings.

5. Individual Sections

If you are planning on enlarging or extending your house you will only require planning permission if any one or more of the following would apply (please note that only limited 'permitted development' rights apply to flats and you should therefore contact the Development Management Team if you wish to undertake any works to a flat - see contact details below):-

- More than half the area of the land around the "original house" would be covered by additions (including existing extensions) or other buildings. (The original house is the house as it was first built or as it stood on 1 July 1948).
- Any part of the extension would be higher than the highest part of the existing roof.
- The maximum eaves height of the extension would be higher than the eaves height of the existing house.
- The maximum ridge height of the extension would be higher than the ridge height of the existing house.
- Any part of the extension would sit forward of the principal elevation or a side elevation of the existing house **and** would front a highway.
- The house is attached (terrace or semi-detached) and the extension would be single storey and have a maximum depth in excess of 3 metres.
- The house is detached and the extension would be single storey and have a maximum depth in excess of four metres.
- The extension would have more than one storey and have a maximum depth in excess of 3m **and** be within seven metres of any boundary of the property opposite the rear wall of your house.
- Any part of the extension would be within two metres of any boundary of the property and the height of the eaves would exceed three metres.
- The extension would be to the side of your house and would have more than one storey, or have a maximum height in excess of four metres **or** would have a width more than half that of your original house.
- The extension would involve the construction of a veranda, a balcony or a raised platform.

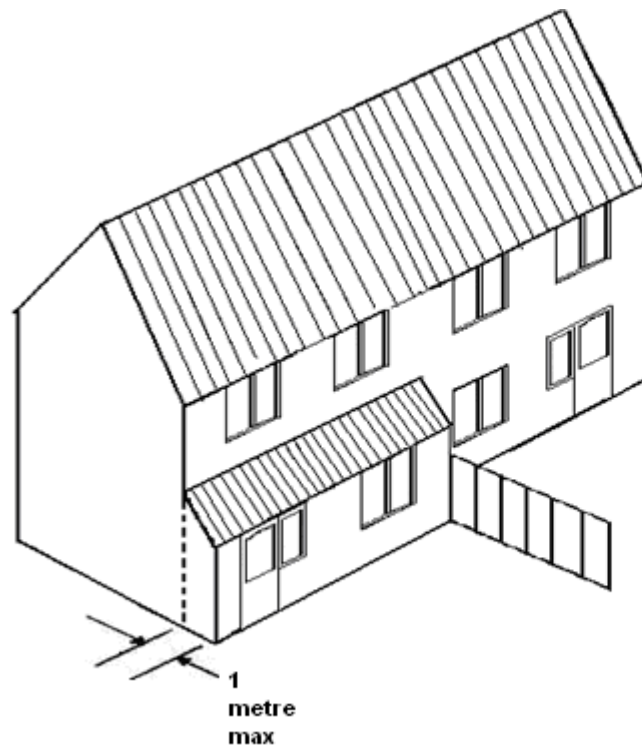
The above development is only permitted on the condition that:

- The materials used in the external work (except in the case of a conservatory) must be of similar appearance to those used in the construction of the exterior of the existing house.
- Any upper floor windows in a wall or roof slope which forms a side elevation of the house must be (a) obscure glazed **and** (b) non-opening below a height of 1.7 metres as measured from the floor of the room in which the window is installed.
- Where the enlarged part of the dwelling has more than one storey, the roof pitch of that enlarged part shall, as far as is practicable, be the same as the roof pitch of the original house.

5.1 **Front extensions**

- 5.1.1 Extensions to the front of your house will invariably have an impact upon the street scene. In some cases, the impact of an extension at the front of the property may not be acceptable.
- 5.1.2 To avoid any impact upon the street scene, extensions should not have a depth of more than 1 metre. In some exceptional circumstances, for example where the property is set back a long distance from the highway, slightly larger extensions may be allowed.

Figure 1



- 5.1.3 It is very important that a front extension reflects any existing detailing on the house which contributes positively to its character. The position and design of windows are often important in helping to achieve this. You should preserve or replicate any distinct architectural features such as bay windows. The roof design of the front extension should also match that of the main house.
- 5.1.4 First floor extensions will not normally be acceptable as they will usually appear unduly prominent.
- 5.1.5 Canopies or other overhanging projection or covering will be subject to the same criteria as other types of front extension.

5.2 Porches

If you wish to construct a porch to your house you will require planning permission if any one or more of the following apply:

- The ground area of the porch (measured externally) would have a floor area in excess of 3 square metres.
- Any part of the porch would be more than 3 metres above ground level.
- Any part of the porch would be within 2 metres of any boundary of the house with a highway.

5.2.1 A porch is a type of front extension which acts as a covered entry way for the main access to a property. In many cases, a porch can be built without the need to obtain planning permission (see above). Where planning permission is required, care should be taken to ensure that porch extensions do not dominate the front of the house. The guidance provided for standard front extensions above should be followed where possible. Special care should be taken to ensure that the porch does not result in the loss of or disguise features which are important to the character of the house, in particular bay windows

5.3 Rear extensions

5.3.1 Rear extensions have a much reduced impact upon the street scene. However, a rear extension can have a significant impact on your neighbour's amenity.

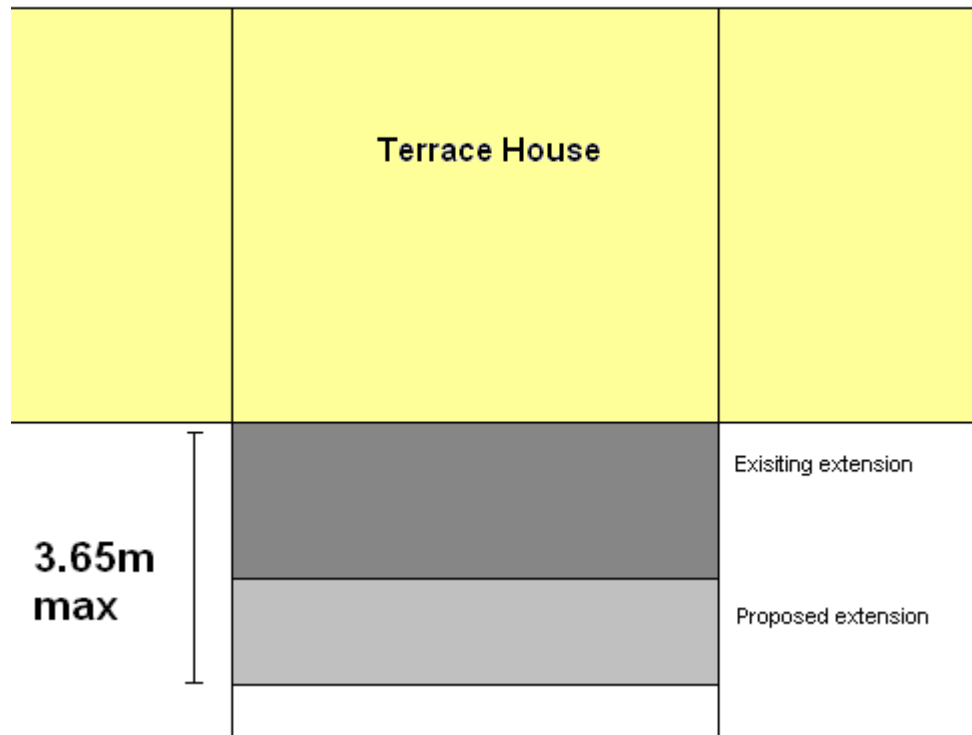
5.3.2 Single storey extensions

- a) If the house is terraced or semi-detached, the depth of the extension should not normally exceed 3.65 metres as measured from the original rear wall of the house to ensure that there is no material loss of daylight and outlook to neighbouring properties (Figure 2). In exceptional circumstances, where an extension has a greater depth, that part of the extension which exceeds 3.65 metres must be within a 45 degree angle as measured from the corner of adjacent dwellings (Figure 3).
- b) If the house is detached then a judgement will be made as to how much of an impact the extension will have upon neighbouring properties. Consideration will be given to the size of the extension and the distances to nearby properties.
- c) An existing extension which is not original to the property will contribute towards the permitted depth (see Figure 3) In circumstances where a dwelling has an existing original 'tunnel-back' style extension, additional extensions can have a significant impact with regards the light and outlook of adjacent properties. In

light of this, a view will be taken as to whether the impact on neighbouring properties is acceptable depending upon the prevailing circumstances.

- d) If the extension will have a flat roof then its height should not exceed 3 metres. If the extension will have a pitched roof then the height of the eaves (the external point where the wall and the roof meet) should not exceed 3 metres and the total height should not exceed 4 metres. You should also be aware that the height of any parapet wall will contribute towards the accepted height outlined above. Parapet walls should be kept to a minimum.
- e) Where a conservatory is proposed in addition to an extension, a maximum depth of 6 metres as measured from the original rear wall of the house will be allowed. You should pay particular attention to the side elevations of your conservatory to ensure that you are not impacting upon your neighbour's amenity. In circumstances where the conservatory flanks a neighbour's boundary, the side wall should be fitted with obscure glazing to protect the privacy of adjacent occupiers. Alternatively, the Council will allow walls that flank neighbouring boundaries to be constructed in solid materials to a maximum height of 2 metres in order to allow the passage of natural light. All remaining elevations and the roof of the conservatory should be glazed.
- f) You should seek to maintain a reasonable amount of private garden space for amenity purposes and to avoid overdeveloping your plot. Any extension should not normally cover more than 50% of your garden space (when taken together with any part of your garden covered by existing extensions or outbuildings).

Figure 2



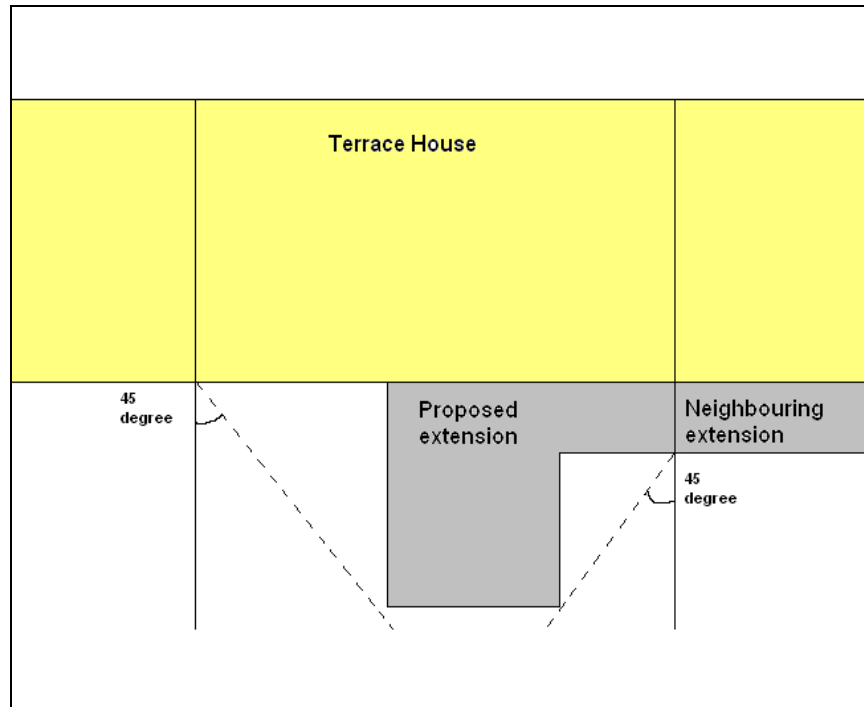
- g) Roof terraces and balconies which are placed atop rear extensions will not be considered acceptable if they result in overlooking of neighbouring properties.

5.3.3 Double Storey Extensions

- a) Double storey extensions have the potential to significantly impact upon your neighbour's property due to their scale. As such, they will only be considered acceptable if there is no material impact on neighbouring amenity.
- b) The depth of any proposed first floor extension as measured from the main rear wall should not exceed the distance from the proposed extension to the corner of the adjacent property. Where the adjacent property has a solid roof extension, the distance shall be taken from the corner of the extended part. As such, no part of the proposed extension should extend beyond a 45 degree angle as taken from the corner of the adjoining property (or the adjoining extension) (see Figure 3).
- c) It is important that the design of your extension is sympathetic towards the original house. Particular attention should be paid to ensure the roof treatment reflects the character of the original dwelling. For example, where the main roof of the house is pitched, this should be continued over the extension. Flat-roofed extensions

will not be considered acceptable in the vast majority of circumstances.

Figure 3



- d) You should seek to maintain a reasonable amount of private garden space for amenity purposes and to avoid overdeveloping your plot. Any extension should not normally cover more than 50% of your garden space (when taken together with any part of your garden covered by existing extensions or outbuildings).

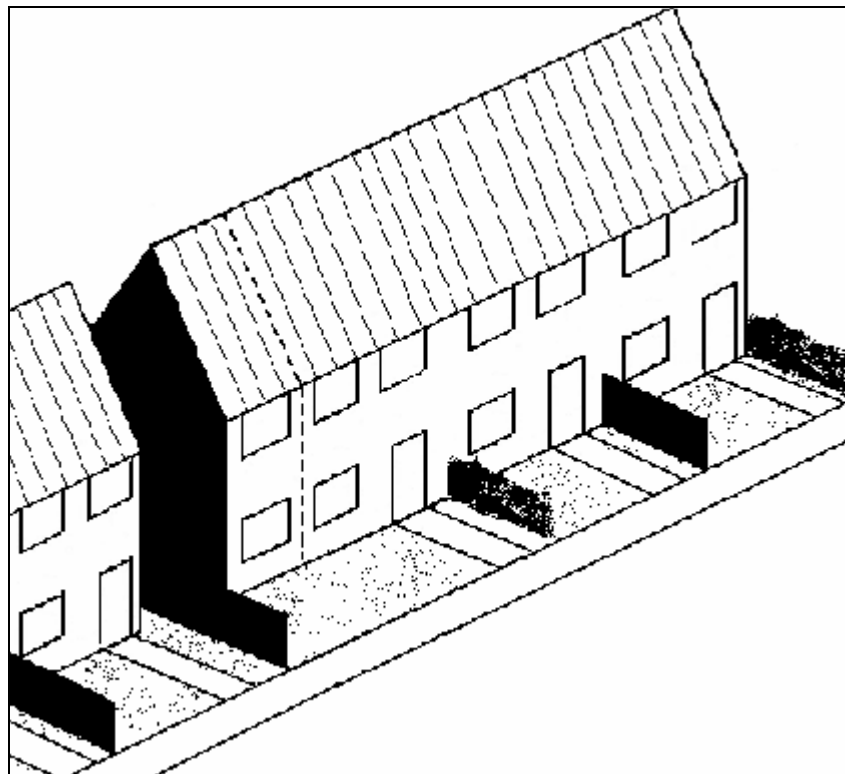
5.4 Side extensions

5.4.1 The design of your side extension should reflect the type of house and the type of plot. Side extensions have the potential to cause significant impact upon the character of an area. It is essential that you pay particular attention to the manner in which your proposal is designed. All side extensions should be particularly sympathetic in terms of their form, roof treatment, detailing and materials.

5.4.2 Terrace Houses

- a) If you live in a house which is end-of-terrace and you extend your house to the side, the gap separating your property from your neighbours may become closed and have a detrimental effect on the street scene. Where it is considered that the gaps between buildings contribute positively to the character of the area it will be expected that the first floor of proposed side extensions are set off the side boundary of the site.
- b) The extension should be designed so that the front elevation is parallel with the front elevation of the existing house. This will help to maintain the built form of the terrace of which the house is a part (Figure 4).

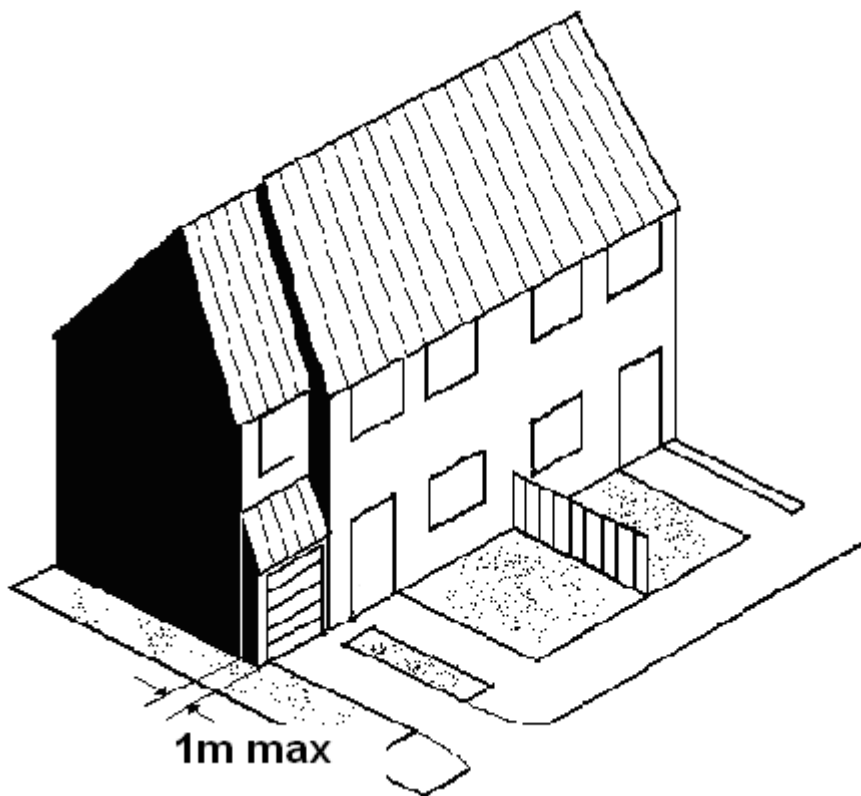
Figure 4



5.4.3 Semi-Detached Houses

- a) As with terraced houses, the gap between a semi-detached house and the neighbouring property can contribute positively to the street scene and the character and appearance of the area. Where it is considered that this is the case, it will be expected that the first floor of proposed side extensions are set off the side boundary of the site.
- b) The character of a semi-detached house is partly derived from the symmetry it has in relation to its adjacent twin. A side extension can significantly alter this balance. As such, you should seek to make your extension appear subordinate to the existing house. This should be achieved by setting the extension back by a distance of at least one metre at first floor level from the main front wall of the house (Figure 5).

Figure 5



5.4.4 Detached Houses

- a) As with both the above settings, the gap between a detached house and the neighbouring property can contribute positively to the street scene. Where it is considered that this is the case, it will be

expected that the first floor of proposed side extensions are set off the side boundary of the site.

- b) Detached houses do not tend towards a particular style or built form. As such, the impact of extensions shall be considered on an individual basis. Particular consideration will be given to the distance the dwelling is set back from the street scene and the symmetry of the house, although all other relevant design criteria shall also be applied.

5.4.5 Corner Plots

- a) Corner plots are particularly prominent parts of the street scene. In many localities they help to reduce the sense of enclosure that would exist if they were otherwise built upon and are vital to an area's character as a result. Particular care needs to be taken where the house is located at the corner of a cul-de-sac or 'banjo' which derive a good deal of their character from open corner spaces. An extension that compromises the openness of the plot could have a detrimental impact on the street scene and be considered unacceptable. Particular attention should therefore be given to minimising the bulk of the extension.
- b) On particularly prominent corners, extensions should not normally extend beyond the adjacent building line which shares the junction. Extensions that do not comply may be considered overly intrusive in the street scene and will normally be considered unacceptable.

5.5 Accommodation for People with Disabilities

5.5.1 If your extension is required to meet the needs of a person who is registered disabled the Council may look more favourably upon proposals that fail to comply with the design criteria outlined above.

- a) Any element of the proposal that is in excess of the requirements in this guidance should be kept to a minimum. You should demonstrate that strenuous efforts have been made to design the extension within the criteria set out above.
- b) Any extension that leads to a significant loss of amenity to neighbouring properties will be considered unacceptable.

5.6 Roof Alterations and Loft Conversions

If you are enlarging your house by altering the roof, you will require planning permission if any one or more of the following apply:

- Any part of the altered roof would have a height in excess of the highest part of the existing roof.
- Any part of the altered roof would extend beyond the plane of the existing roof slope that forms part of the principal elevation of the house **and** fronts a highway.
- The house is terraced and the cubic content of the altered roof space exceeds the cubic content of the original roof space by 40 cubic metres or more.
- The house is not terraced (i.e. it is semi-detached or detached) and the cubic content of the altered roof space exceeds the cubic content of the original roof space by 50 cubic metres or more.
- The alterations would involve the construction of a veranda, a balcony or a raised platform.
- The edge of any enlargement is within 200mm of the eaves of the original house.

You should also be aware that the above developments would only be permitted on condition that:

- The extension or roof alteration is built using materials that are similar to those in the exterior of the existing house.
- Any upper-floor, side-facing windows must be obscure-glazed and non-opening from a height of 1.7 metres above the internal floor.

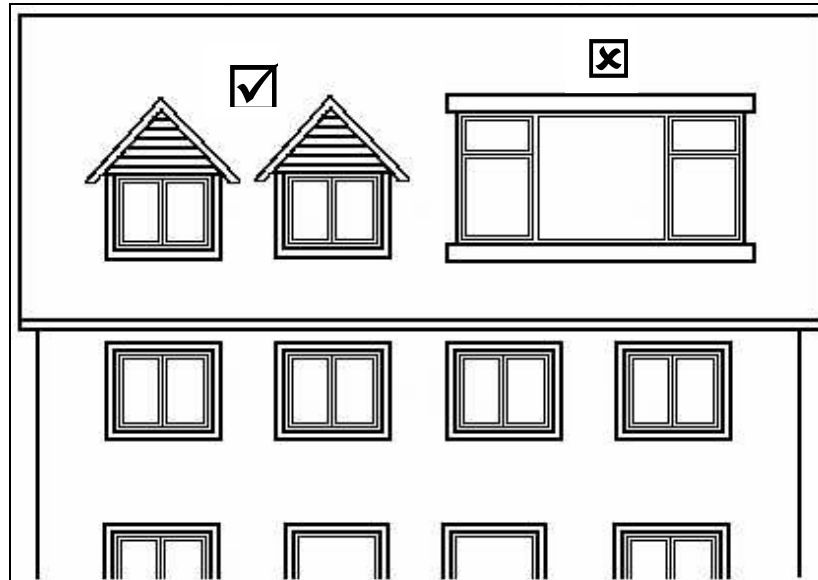
5.6.1 You do not require planning permission in order to undertake the internal alterations required for a loft conversion. However, if you are required to make external alterations to your roof as part of a loft conversion, planning permission may then be required. Where planning permission is required, you must make efforts to ensure the characteristics of the original roof are retained as far as is possible. (Please note, small roof light type windows which are integrated into the roof slope will not generally require planning permission except where they project by more than 150mm from the roof slope).

5.6.2 Dormer Windows

- a) Dormer windows should, in the vast majority of circumstances, be located to the rear of your property. Dormers at the front and side of a property will, in most circumstances, be out of character with the surrounding area and will be considered unacceptable.
- b) Your dormer window should be designed so that it sits entirely within the roof slope and does not unduly dominate the house. No

part of the dormer should extend above the ridge and beyond eaves or flanks of the roof. The front edge of the dormer should be set back from the eaves of the roof to avoid the roof being squared off. The materials used in the construction of the dormer should match those used in the existing house (Figure 6).

Figure 6



- c) You should pay attention to the position of existing windows within your property and attempt to align your dormer window in relation to this.

5.6.3 Hip-to-Gable Extensions

- a) In most circumstances, a hip-to-gable extension or half-hipping of a roof will not be considered acceptable as this would materially alter the character of the roof and be out of keeping with the surrounding area.
- b) In cases where it may be considered acceptable, particular attention should be paid to the installation of any windows within the roof. Windows should be high level and non-opening in order to ensure that no overlooking occurs.

5.7 Garages and Outbuildings

If you wish to construct an outbuilding within the garden of a house (including garages), you will require planning permission if any one or more of the following apply:

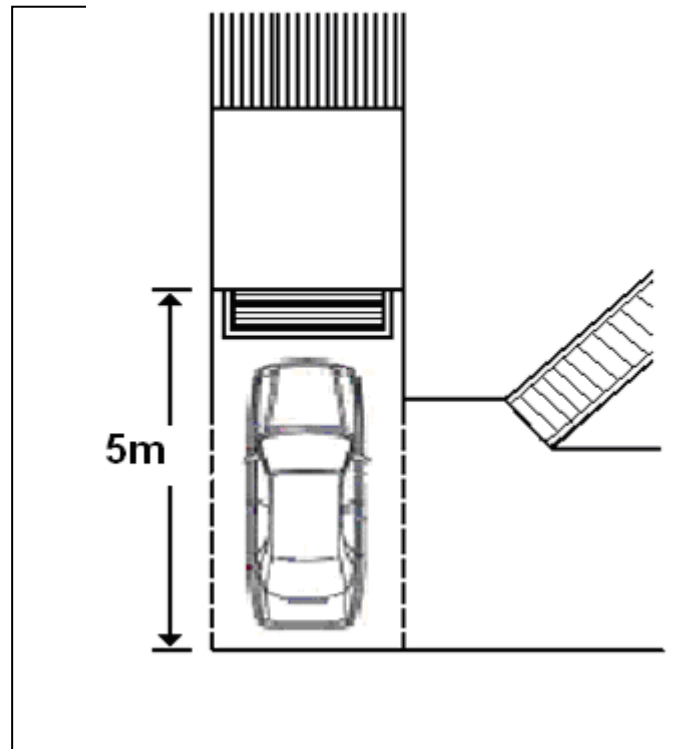
- More than half the area of the land around the "original house" would be covered by additions (including existing extensions) or other buildings.
- Any part of the outbuilding would sit forward of the principal elevation of the house.
- The outbuilding would have more than one storey.
- Any part of the outbuilding would be within 2 metres of the boundaries of the property and would have a height in excess of 2.5 metres.
- The outbuilding would have a dual-pitched roof and would have a height in excess of 4 metres.
- The outbuilding would have a non dual-pitched roof and would have a height in excess of 3 metres.
- The eaves of the outbuilding would have a height in excess of 2.5 metres.
- The outbuilding would involve the construction of a veranda, a balcony or a raised platform.

5.7.1 Garages

- a) Garages should not sit closer to the highway than the front elevation of the house. This would be overly dominant within the street scene and be considered unacceptable as a result.
- b) If you propose to build your garage to the side of your house you should pay careful attention to its design. Emphasis should be placed on reflecting the existing built form of the surrounding area. All garages that are visible from the street should be finished with a pitched roof. Flat roofs will not normally be acceptable. The choice of materials should also reflect the materials used in the dwelling and those in the immediate locality.
- c) The impact that a garage would have upon the highway should also be considered. There should be a set back from the highway by a sufficient enough distance that would not result in you causing an obstruction. The types of door you use will dictate the minimum distance required. Roller shutter doors require a minimum set-back of 4.8m. Up-and-over doors will require a minimum set-back of 5m. Two leafed doors will require a minimum set-back of 6m. A condition may be placed on garages which are not sufficiently set back to ensure an electronic opening system is installed and retained (Figure 7).

- d) Garages can impact upon highway safety. As such, the implications on highway safety will be considered when determining the acceptability of a proposal. Particular attention will be paid to the impact a garage has upon highway sight lines.

Figure 7



- e) Conversions of existing garages into habitable rooms do not normally require planning permission. However, some garages that were constructed with the benefit of planning permission have conditions restricting their use. In these cases, you must apply for planning permission. When deciding if planning permission should be granted, the Council will consider whether the loss of the garage will impact upon on-street parking demand. If the loss of the garage would have a significant impact upon an area of high parking demand, planning permission may be refused.
- f) If you are planning to construct a garage you will also need to consider the implications of any associated hard-surfacing or drop-kerbs (See below).

5.7.2 Outbuildings

5.7.3 Outbuildings may be required for any number of purposes, for example, as gymnasiums, playrooms etc. If your outbuilding requires planning permission then you must consider the impact it may have in terms of design and amenity.

- a) You will require planning permission for an outbuilding if it can function as an entirely separate dwelling. Its use must be ancillary

or related to the use of your property as a dwelling. Any unrelated use will normally be refused.

- b) Your outbuilding should be designed and positioned in a manner which restricts its impact upon neighbouring dwellings. Any outbuilding which results in a material loss of light or outlook with respect to neighbouring dwellings will be considered unacceptable.

5.8 **Hard Surfaces**

The construction of hard surface for purposes that are incidental to the enjoyment of the dwelling will not normally require planning permission. However, this is on the condition that where:

- The hard surface will be situated on land between the principal elevation of the house and the highway **and**;
- The area covered by the hard surface would exceed 5 square metres.

the hard surface is constructed from porous materials or should be designed so to direct run-off water to a surface which is porous or permeable within the boundaries of the dwelling.

5.8.1 Where a hard surface requires planning permission, the Council will seek to ensure that drainage is effectively managed on the site. Any hard surface which results in material levels of water run-off into public highways will be refused. For this reason the Council would expect porous paving to be used.

5.8.2 Excessive hard surfacing can be to the detriment of the character and appearance of an area. Your hard surface should be designed in a manner that limits the extent of hard landscaping required. Where it is deemed that the design and degree of hard surfacing is unsympathetic toward the character of an area, it will be considered unacceptable.

5.8.3 If your property is located on a designated road (see page 29) you will be required to apply for planning permission to construct a new vehicular access (dropped kerb). Planning permission will only be granted if there are no adverse highway or pedestrian safety implications. An existing hard-surface capable of accommodating a car and sufficient depth of garden to avoid obstruction to the pedestrian highway will be required. Other factors that will be considered include the distance from the proposed crossover to existing junctions, the presence of trees that may require removal and the presence of street furniture which may compromise highway sight lines. Please note that you will also require permission from the Highways Authority to construct the access (see contact details below).

5.9 Other Alterations

5.9.1 Fences and Boundary Enclosures

If you wish to erect or construct a gate, fence, wall or other form of enclosure you will require planning permission if one or both of the following apply:

- The height of the gate, fence, wall or other form of enclosure would be constructed adjacent to a highway used by vehicular traffic and have a height in excess of one metre above ground level.
- The height of the gate, fence, wall or other form of enclosure would have a height in excess of two metres above ground level.

- a) If the enclosure you wish to build requires planning permission, you must pay careful attention to the design. Fences and walls can have a significant impact upon the street scene. Any enclosure which is overbearing or has a material impact upon the openness of an area will be considered unacceptable. The design must also be in keeping with the character of the area. The choice of materials will be a key planning consideration.
- b) Particularly high fences can impact upon your neighbour's amenity. Fencing which is adjacent to neighbouring windows should take into account the potential impact. Any enclosure which results in a material loss of daylight, sunlight or outlook to adjacent properties will be considered unacceptable.

5.9.2 Domestic Microgeneration Equipment

- a) The Borough is keen to support its community to install their own micro-renewable devices - whether it is at home or to support their business - and help the Borough reduce its carbon footprint and encourage the community to become more energy aware.
- b) Householders have a degree of permitted development rights regarding the installation of a variety of equipment used for domestic energy generation. The Development Management Team can provide detailed advice on this matter (contact details below).
- c) In circumstances where planning permission is required, you should ensure that equipment is positioned so as to minimise the impact it has upon your neighbour's amenity. If there would be a material loss of amenity resulting from your equipment then it will be considered unacceptable.

5.9.3 Satellite Dishes

You will only require planning permission to install a satellite dish or other form of antenna on your house if one or more of the following apply:

- There would be two or more antennas on your property;
- In the case of a single antenna, the size of the antenna exceeds 1 metre in any linear direction (excluding brackets, mounting, projecting feed elements or reinforcing rims);
- In the case of a second antenna, the size of the antenna exceeds 60 centimetres in any linear direction (excluding brackets, mounting, projecting feed elements or reinforcing rims);
- The cubic capacity of the antenna exceeds 35 litres;
- If the antenna is to be installed on a chimney, the size of the antenna exceeds 60 centimetres in any linear direction (excluding brackets, mounting, projecting feed elements or reinforcing rims);
- The antenna would project above the highest part of the roof or, where there is a chimney stack, the antenna would project more than 60 centimetres above the highest part of the roof or above the chimney stack, whichever is the lowest;
- If your house is located within a Conservation Area, the antenna would be installed on a chimney, wall or roof slope which faces and is visible from a road.

5.9.6 In those cases where permission is required, you should ensure that the dish is not positioned so as to be visually intrusive from any public place. Any satellite dish which has a detrimental impact upon the street scene will be considered unacceptable.

6. Further Information and Advice

- 6.1.1 When assessing an application the Council will consider objections from neighbours, and for this reason it may be helpful from the outset to discuss your proposals first with any neighbour who may be affected. This can avoid problems later.
- 6.1.2 Large parts of the Borough are located within flood zones which are at risk of flooding. You are advised to check with the Development Management Team whether your property is located in a flood zone. If your house is located within flood zones 2 and 3 you should consult the Environment Agency's Standing Advice for applicants and agents as you will need to supplement your application with a short statement explaining how you have taken flood risk issues into account.
- 6.1.3 The Council strongly advises using a reputable architect and/or planning agent. Inaccurate and unclear plans or incomplete applications will delay your application.
- 6.1.4 Officers from the Council's Development Management Team are always on hand to discuss proposals with applicants before a formal planning application is submitted. Indeed this is encouraged especially if you are unsure as to whether planning permission is required or not.
- 6.1.5 Much more information is available on the Council's website regarding the process of how to submit a planning application.
- 6.1.6 Some extensions will also require you to apply for a building notice. You should seek advice directly from the Building Control Team whose details are found below.
- 6.1.7 Failure to obtain planning permission or building an extension differently to what you have had approved can result in the Council undertaking enforcement action against you. If you have concerns that a neighbour is building an extension without the relevant planning permission, you should contact the Council's Enforcement Team whose details are listed below.

6.2 Barking and Dagenham Local Development Framework and Related Documents

- 6.2.1 It is also important to note that other policies and guidance contained in the Borough's Local Development Framework and related documents may apply.
- For example buildings in Conservation Areas will require additional consideration, including detailed design matters in relation to alterations and extensions and the protection of trees.

- If your property is a listed building, Listed Building Consent will be required for most alterations, extensions or demolition, both internal and external.
- Tree preservation orders may apply to trees within your site and the Council's Tree Officer will be happy to identify these and give advice on what you can and can't do.

6.2.2 The relevant policies within the Local Development Framework are found within the Borough Wide Development Policies document:

- *BR3 Greening the Urban Environment*
- *BR4 Water Resource Management*
- *BP2 Conservation Areas and Listed Buildings*
- *BP8 Protecting Residential Amenity*
- *BP11 Urban Design*

6.3 Neighbourhood Plans

6.3.1 The Government has introduced changes to the planning system via the Localism Act which gives residents the right to form Neighbourhood Forums and create Neighbourhood Development Plans. Much more information on the procedures involved can be provided by contacting the Planning Policy Team (details provided below).

7. Contacts for further advice

Development Management

1 Town Square
Town Hall
Barking
Essex
IG11 7LU

Telephone: 0208 227 3933
Email: planning@lbbd.gov.uk

Building Control

1 Town Square
Town Hall
Barking
Essex
IG11 7LU

Telephone: 0208 227 3933
Email: planning@lbbd.gov.uk

Environmental Enforcement Services

1 Town Square
Town Hall
Barking
Essex
IG11 7LU

Telephone: 0208 227 3777
Email: planning@lbbd.gov.uk

Tree Officer – Customer Services

Frizlands Administration Building
Frizlands Lane
Dagenham
Essex
RM10 7HX

Telephone: 0208 227 3556
Email: colin.richardson@lbbd.gov.uk

Highways (Dropped-Kerb Enquiries) – Customer Service

Frizlands Administration Building
Frizlands Lane
Dagenham
RM10 7HX

Telephone: 020 8215 3005
Email: 3000direct@lbbd.gov.uk

Appendix 1 - Classified Roads

Planning permission is required to construct a vehicle access (dropped-kerb) on the roads listed below. You will also need to contact the Highways Authority (contact above) for permission to construct the crossover.

Trunk Roads

1. A406 North Circular
2. A13 (Alfreds Way and Ripple Road)
3. A12 (Eastern Avenue)

Designated Roads

1. Abbey Road
2. Ballards Road
3. Fanshawe Avenue
4. Green Lane
5. Heathway
6. Lodge Avenue (between A13 and Junction of Porters Avenue)
7. Longbridge Road
8. Porters Avenue
9. Northern Relief Road
10. Ripple Road
11. St. Pauls Road
12. Whalebone Lane North (North of Eastern Avenue)
13. Wood Lane (up to Green Lane crossroads)
14. Bennetts Castle Lane

Principal Road

1. High Road (Chadwell Heath)
2. Rainham Road North
3. Rainham Road South
4. Whalebone Lane North (between Eastern Avenue and High Road)
5. Whalebone Lane South
6. Wood Lane (between Green Lane crossroads and Rainham Road North)

Appendix 2 – Revocation of Permitted Development Rights

Certain dwellings within the Borough have had some of their Permitted Development (PD) rights removed. The alteration, enlargement and extension of these properties may require planning permission even if your proposal satisfies the PD criteria.

A list of these sites will be made available on the Council's website shortly. Further advice can be obtained from the Council's Development Management Team (see section 7 above for contact details).

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