

**SUPPLEMENTARY 1**

**PLANNING COMMITTEE**

**Monday, 20 December 2021**

**Agenda Item 5. Segro Park, Choats Road, Dagenham - Plot 3 (Pages  
1 - 3)**

Contact Officer: John Dawe  
Telephone: 020 8227 2135  
E-mail: [John.dawe@lbbd.gov.uk](mailto:John.dawe@lbbd.gov.uk)

This page is intentionally left blank

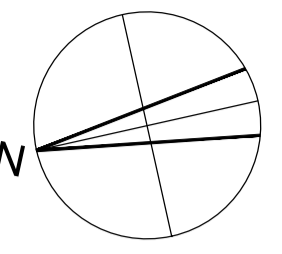
Working in partnership


**Barking &  
Dagenham**
**SUPPLEMENTARY REPORT**

<b>Barking and Dagenham Council Planning Committee addendum report</b>		<b>Date:</b> 20 December 2021
<b>Application No:</b>	<b>21/01355/FULL</b>	<b>Ward:</b> Thames Ward
<b>Address:</b>	Plot 3 Segro Park, Choats Road, Dagenham.	
<b>Development:</b>	<i>Construction of an industrial building (Use Class B2, B8, E(g)(iii)), with ancillary offices; access ramp; creation of new vehicular accesses from Choats Road and Halyard Street; pedestrian and cycle access from Choats Road; cycle, motorcycle and car parking; roof mounted solar panels; hardstanding and circulation areas; roof terrace; sprinkler tanks; pump; and all other ancillary and enabling works including landscape, drainage, engineering, ground stability works and boundary treatment.</i>	
<b>Summary:</b> ADDENDUM		
<p>This addendum report sets out an update to committee members following further discussions between LBBB Employment and Skills Officers and the applicant.</p> <p>The committee report recommends a number of Heads of Terms relating to Employment, Skills and Training, including securing a financial contribution of £88,000 towards training and employment support for local residents across construction and the end user phase. However this was calculated on a basis of £2,750 per head for 20 roles. This has now been increased to £5,000 per head, which is reflective of LBBB's usual practice. This has resulted in an overall increase to £128,000.</p> <p>It is therefore recommended that the Head of Term is updated as follows:  <u>A financial contribution (£128,000) towards training and employment support for local residents across Construction and End Use phase:</u></p> <p>Commit to a financial contribution towards training and employability support for local residents of £128,000. This is 25% of the cost the council would incur within our employment and brokerage services to successfully train and support local candidates to fill the local employment targets set out above, which at £5,000 per head for 20 roles in construction phase, and minimum 52 roles during first 5 years of end user phase (based on assumption that of 208 jobs on site).</p> <p><u>Trigger:</u> Payable on commencement of development.</p> <p>In addition, the incorrect Ground Floor Plan has been uploaded to the agenda labelled "3- Ground Floor Plan". This plan will not be referred to in any of the decision documents and has not been assessed by officers in relation to this application. The correct ground floor plan is attached.</p>		
<b>Recommendation:</b>		

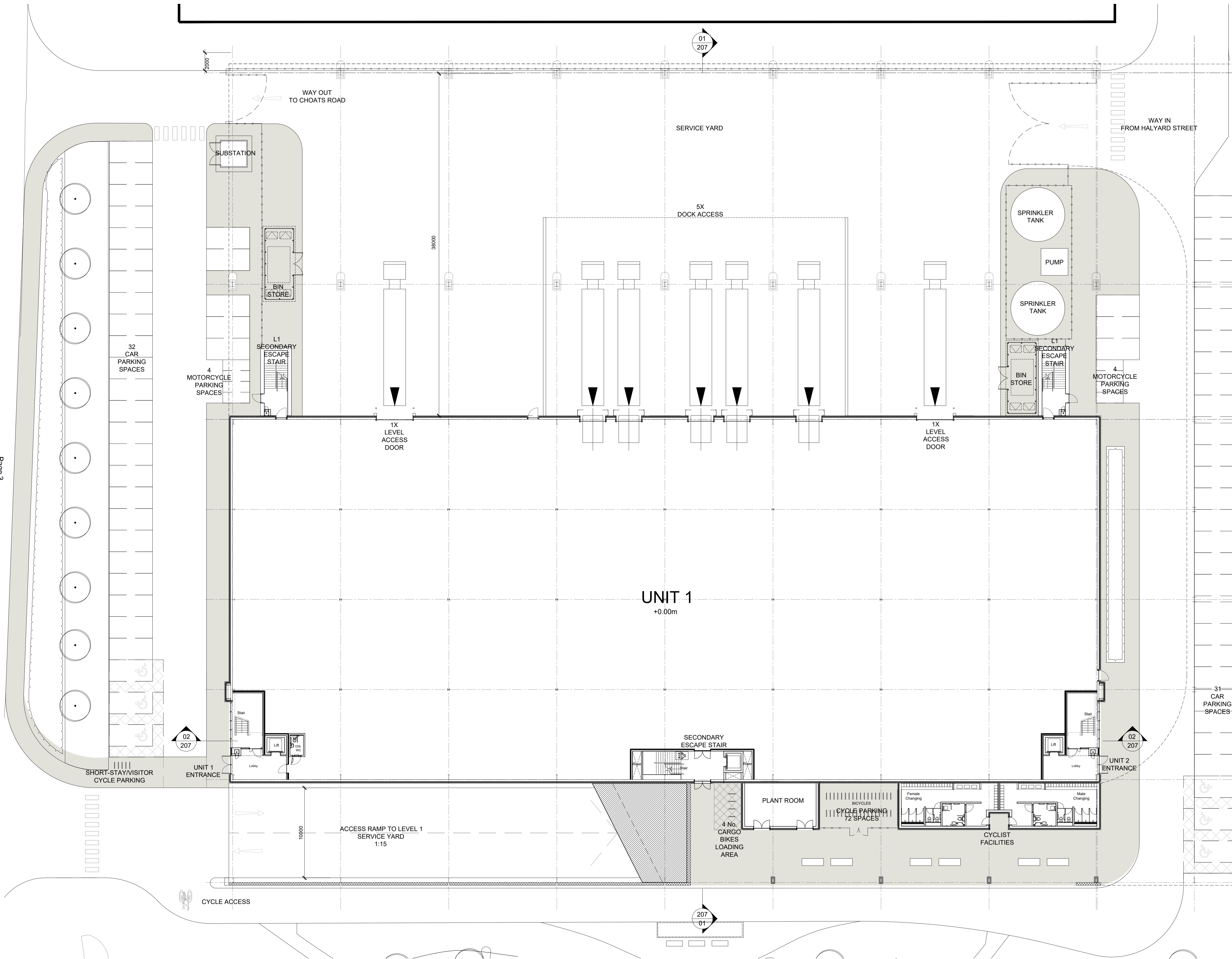
Officer recommendation remains unchanged, subject to the amended Head of Term above.

<b>Contact Officer</b> Olivia St-Amour	<b>Title:</b> Principal Development Management Officer	<b>Contact Details:</b> Tel: 07925357088 Email: <a href="mailto:Olivia.St-Amour@befirst.london">Olivia.St-Amour@befirst.london</a>
---	--	--



NOTES:  
 SUBJECT TO STATUTORY CONSENTS  
 SUBJECT TO SURVEY  
 BASED ON OS MAP REPRODUCED BY PERMISSION OF CONTROLLER OF HM STATIONARY OFFICE (c) CROWN COPYRIGHT  
 COPYRIGHT RESERVED  
 DO NOT SCALE THIS DRAWING  
 DO NOT USE ELECTRONIC VERSIONS OF THIS DRAWING TO DETERMINE DIMENSIONS UNLESS SPECIFICALLY AUTHORISED BY MICHAEL SPARKS ASSOCIATES  
 IF USING AN ELECTRONIC VERSION OF THIS DRAWING FIGURED DIMENSIONS TAKE PRECEDENCE AND NOTIFY MICHAEL SPARKS ASSOCIATES OF ANY DISCREPANCIES

Page 3



PLANNING				
A	25/06/2021	Planning Issue	PT	AC
-	21/06/2021	Draft issue	PT	AC
REV	DATE	NOTE	DRAW	CHK

**MICHAEL SPARKS ASSOCIATES**  
 CHARTERED ARCHITECTS  
 11 FLAT 0 PLACE  
 ST. DIONIS ROAD  
 LONDON SW6 4TU  
 TELEPHONE 020 7736 6162  
 www.msa-architects.co.uk

**SEGRO**

TITLE  
**SEGRO PARK, DAGENHAM**

DRAWING  
**PLOT 3  
 PROPOSED GROUND FLOOR PLAN**

CLIENT  
**SEGRO**

DATE	SCALE	DRAWN
JUNE 2021	1:200 @ A1	PT
	STATUS	CHECKED
	PLANNING	AC

DRAWING NUMBER  
**31603-PL-201A**

01  
201

PROPOSED GROUND FLOOR PLAN  
 1:200



This page is intentionally left blank