

**THE EXECUTIVE**

**Tuesday, 12 June 2007**

**Agenda Item 5. Adoption of Local Development Framework  
Statement of Community Involvement (Pages 1 - 57)**

Appendices A and B to the report in the main agenda.

**Agenda Item 8. Local Development Framework: Approval for  
Consultation of the Issues and Options Report of  
the Barking Town Centre Area Action Plan (Pages  
59 - 132)**

Appendix A to the report in the main agenda.

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# **Appendix A**

## **STATEMENT OF COMMUNITY INVOLVEMENT**

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## **Glossary of Terms**

**Adoption:** The stage at which the local planning authority can adopt the Local Development Document as Council policy. A Local Development Document which is a Development Plan Document acquires statutory weight once adopted.

**Area Action Plan:** A Development Plan Document which sets out a strategy for the future planning of areas with a concentration of proposals for change or conservation, where land uses and activities are particularly complex.

**Core Strategy:** A Development Plan Document which provides a written statement of the core policies for delivering the spatial strategy for the area.

**Development Plan Document (DPD):** A category of Local Development Document which is subject to statutory adoption process (two stages of consultation, formal submission and independent examination) before it can be formally adopted by the authority.

**Local Development Document:** Documents which form the basis of the Local Development Framework. Documents can be adopted and revised together or separately. These documents can comprise Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Development Framework:** A 'folder' of Local Development Documents, drawn up by the local planning authority, which together with the London Plan, form the development plan for this area.

**Local Development Scheme:** A document setting out the local planning authority's intentions for its Local Development Framework, including the Local Development Documents it will produce and the timetable for their production.

**Proposals Map:** A Local Development Document which comprises a map of the local planning authority's area, showing existing designations of areas of land, sites for particular future land uses or developments and locations of proposed or actual area plans.

**Supplementary Planning Document (SPD):** a Local Development Document which does not have to go through a statutory adoption process. Instead the authority can approve the document by formal resolution of the Council.

**Sustainability Appraisal (SA):** a continuous assessment process that identifies and reports on the likely significant effects of a plan. It reports specifically on the extent to which implementation of the plan will achieve the social, environmental and economic objectives of the borough.

# 1 INTRODUCTION

## 1.1 Section Introduction

Barking and Dagenham's natural and built environment has changed a lot over the last 15 years. We want to make sure that change over the next 15 years is carefully managed so that the quality of the environment is maintained and improved. It is the purpose of Barking and Dagenham's Local Development Framework to manage this change, and your input is vital to this.

The Government has recently made major changes to the way the planning system operates. Under the old system, the Council had a Unitary Development Plan – a plan setting out the Council's planning policies and providing the framework for development within the borough. Under the new system the Unitary Development Plan will be replaced with a folder of documents called a **Local Development Framework**.

This document is the Council's adopted **Statement of Community Involvement**, or SCI. It sets out what the Council will do to involve the community in the preparation of the borough's Local Development Framework, as well as in planning applications (please refer to the table in section 4.2 for the minimum levels of community involvement required by law for consulting on planning applications). The Council wants everyone in the community to have the chance to help shape the future of the borough. We have developed this Statement of Community Involvement to set out how the Council will do that.

## 1.2 Vision

The Council aims to involve residents, groups and partners in preparing the Local Development Framework (LDF) and planning applications, by providing meaningful ways for people to influence and comment on the LDF documents and applications. We will use the available resources to involve the community in ways which will result in real benefits for the

community and value for money for the authority. Please refer to section 3.6, Figure 4 for an outline of how communities will be consulted.

### **1.3 What is a Statement of Community Involvement?**

The Local Development Framework will affect everyone who lives and works in the borough, and it is vital that all sections of the community are able to take part in preparing it.

Local Planning Authorities are required to produce a Statement of Community Involvement (SCI), setting out how they intend to involve the community in the preparation of their Local Development Framework, and how the community and partners will be engaged in decisions on major and minor planning applications. Once the SCI is adopted, the Council must comply with the standards for community involvement it sets out.

This Statement of Community Involvement sets out:

- The Council's vision and standards for community involvement
- A description of the local community, identifying groups who may have been under-represented in the past
- How the community will be involved in preparing Local Development Framework documents
- Suitable methods for involving the community in each LDF document
- How the community will be involved in decisions on planning applications
- What resources will be provided to carry out community involvement in the LDF

This SCI has been subject to public consultation. It has also been sent to the Secretary of State, who appointed an independent inspector to test the SCI for its soundness.

### **1.4 What is the Local Development Framework?**

A Local Development Framework is a framework setting out policies for the location and design of development, and for protecting the natural and



built environment. The policies and proposals in the LDF will deal with a wide range of issues including:

- The number of houses needed and generally where they should be located
- How much land is needed for different employment uses, e.g. offices, warehouses
- The location of shops, services and community facilities
- The provision of recreational facilities
- The relationship between how people travel and the places they use most frequently

The Local Development Framework is a ‘folder’ consisting of several documents (Local Development Documents), rather than a single plan like the Unitary Development Plan. Barking and Dagenham’s Local Development Framework will initially be made up of seven Local Development Documents. These are described in Figures 1 and 2 below:

Local Development Document	Purpose of document
1. Core Strategy	<b>Identifies the vision and objectives for the spatial strategy for the Borough. It sets out core policies for delivering housing and other strategic development needs such as employment, retail, leisure, community, essential public services and transport development. The document also sets out a planning strategy for sustainable waste management.</b>
2. Proposals Map	<b>Details land use designations (including conservation areas, protected retail parades, open space and business areas), the extent of area action plans and site specific proposals</b>
3. Site Specific Allocations	<b>Identifies sites which are suitable for new development, including housing, retail, employment, open space or where appropriate a mix of uses.</b>
4. Borough Wide Development Policies	<b>Provides a framework for development control decisions for all planning applications.</b>
5. Waste	<b>Sets out policies for the disposal and management of waste and identifies land requirements and development standards for waste management facilities</b>

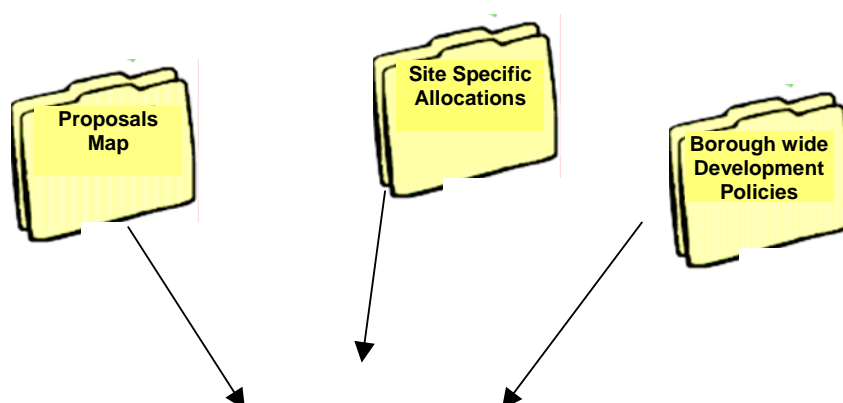
Local Development Document	Purpose of document
6. LBBD Urban Design Framework	<b>Sets out clear policy guidelines and urban design principles to guide the future development of the Borough.</b>
7. Statement of Community Involvement	<b>Details how and when the community and partners will be involved in the production of the LDF</b>

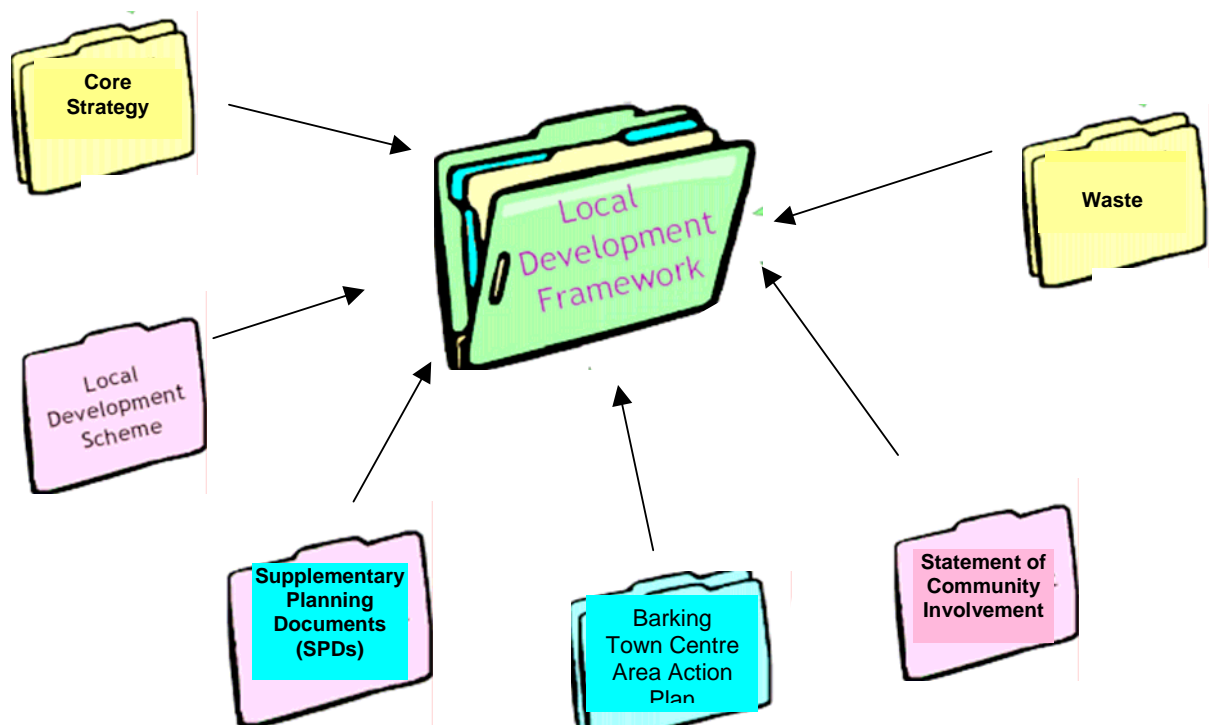
*Figure 1: Documents in Barking and Dagenham's Local Development Framework*

In accordance with Government requirements the Council will be undertaking a Sustainability Appraisal of the following Local Development Documents:

- The Core Strategy
- The Site Specific Allocations
- The Borough Wide Development Policies
- The Waste Development Plan Document
- The Urban Design Framework

Sustainability Appraisal is a continuous assessment process that identifies and reports on the likely significant effects of a plan. Each of the above Local Development Documents will be accompanied by a Sustainability Appraisal report which sets out the extent to which implementation of the plan will achieve the social, environmental and economic objectives for the borough.





*Figure 2: Diagram of Barking and Dagenham's Local Development Framework*

The Council has prepared a project plan and timetable for how the Local Development Framework will be delivered. This is called the Local Development Scheme, and it is available on the Council website, [www.barking-dagenham.gov.uk](http://www.barking-dagenham.gov.uk).

### **1.5 Links between the LDF and the Community Strategy**

The Local Development Framework is an important tool for delivering the community priorities in the Community Strategy, and the two documents are expected to share the same vision. The Core Strategy will reflect the aspirations in the Community Strategy, and the other Local Development Documents will seek to deliver the elements of the Community Strategy that relate to land and development.

Ongoing links between the Local Development Framework process and the Local Strategic Partnership will be made by involving the Partnership

subgroups at all stages in preparing the LDF (see section 3.2 for more information).

## **1.6 Objectives of the Statement of Community Involvement**

This Statement of Community Involvement has the following objectives:

- (i) To set standards for community involvement which will enable a wide range of local people to take part in preparing the LDF
- (ii) To increase local ownership of the planning process by strengthening community involvement in planning
- (iii) To identify the people and groups who make up the local community, particularly groups which have been under-represented in the past
- (iv) To ensure there is a simple means for feeding back what the Council is doing with ideas and information from the involvement process
- (v) To ensure that strong links are made with other community initiatives and consultation exercises, and effective use of existing data and networks

## **2 PRINCIPLES AND PURPOSE OF COMMUNITY INVOLVEMENT**

### **2.1 Section Introduction**

This section sets out:

- the reasons why we do community involvement
- the principles for how we will carry out community involvement for the Local Development Framework
- who will be involved in preparation of the Local Development Framework

### **2.2 Purpose: Why we do community involvement?**

The community involvement process is intended to ensure that everyone within the community can help to shape the Local Development Framework policies, at a level which suits them: for example, keeping informed about progress, commenting on proposals, making suggestions or getting more deeply involved in the detailed work.

Effective community involvement has benefits for the people participating in community involvement, the wider community and the Council. Those participating benefit from a sense of ownership of the services they have helped to develop, and the ability to influence local decision-making. Good community involvement enables the Council to develop a better understanding of the community's needs and views, and become better equipped to respond to them. The wider community benefits from Council services and policies designed to respond to the community's needs and aspirations.

### **2.3 Principles for Community Involvement**

The principles below will underpin all activities carried out to involve the community in preparing and reviewing the Local Development Framework. The principles have been chosen to ensure that all

community involvement for the LDF is done in a consistent and co-ordinated way. They also reflect the principles for consultation set out in the Council's Consultation strategy and the Barking and Dagenham Local Compact<sup>1</sup>.

- a) **Timeliness:** We will consult in enough time for views to be fed into decision making. We will also provide enough time for people to respond to consultation.
- b) **Providing feedback:** We will always feed back to people taking part in community involvement activities. This should explain what the overall findings were, how the suggestions put forward were used and why views were not taken on board, if appropriate.
- c) **Accessible to everyone:** We will be sensitive to the needs of different groups by providing activities and materials which are accessible to all groups including disabled people, older people and speakers of other languages.
- d) **Clear and effective communication:** We will produce written materials which clearly explain the issues and the questions being asked. We will use plain English and simple maps, and explain any technical terms.
- e) **'Fit for purpose', or being clear on what we're doing and why:** We will be clear about what has already been decided and what the community can influence. We will also be clear about who we are involving and why we are carrying out community involvement.
- f) **A joined-up approach:** We will build strong relationships with partners and other Council departments to deliver the LDF. The LDF will have clear links with the Community Plan and other local, regional and national strategies.
- g) **Links with past and current consultations:** We will do our best to avoid over-consultation and duplication by linking our community involvement activities with other consultation exercises and initiatives. We will also take full account of the findings of previous consultations.
- h) **Involving under-represented groups:** We will take a pro-active approach to involving under-represented groups in the LDF process.
- i) **Information availability:** Consultation documents will be available to view at certain public places and on the Council's website. Information

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<sup>1</sup> An agreement between LBBD, Barking & Dagenham PCT and Barking & Dagenham Voluntary and community organisations

about community involvement activities will be displayed in a range of places and publications.

- j) ***A cost effective approach:*** We will take an approach which is cost effective and relevant to the needs of our community and stakeholders. We will not carry out consultation for the sake of it or use techniques which do not provide an effective means for reaching the community.

## 2.4 The Local Community

The Council is committed to involving as many people and groups as possible in forming its planning policies. Any person or organisation that is interested in the planning of the borough can get involved and make comments. The Council recognises that there are many people of working age or with family or other commitments who do not have the time to take part in consultation events or become members of established local community groups. We intend to use a range of consultation techniques to ensure that these people can still have their voice heard (e.g. staffed displays in shopping centres) in a way that is convenient for them.

In addition, there are sections of the community that the Council particularly wishes to ensure are involved, either because of particular needs or because they have traditionally been under-represented in planning matters. We will make efforts to ensure that these groups are involved, in line with the commitment in the Council's Equalities and Diversity Policy Framework to involve these groups on all regeneration and neighbourhood renewal projects. This includes:

- Black and minority ethnic groups
- Businesses
- Carers
- Community and residents groups
- Disabled people
- Ex-offenders
- Faith groups
- Homeless people
- Lesbian, gay, bisexual and transgender communities
- Older people

- People with low levels of literacy
- Refugees and asylum seekers
- Travellers and Gypsies
- The voluntary and community sector
- Unemployed people
- Young people and children

The Council will make every endeavour to meet the requirements in the Race Relations Act 2000 and the Disability Discrimination Act 1995.

A lot of information is available elsewhere on ways to improve community involvement with these groups, including in the findings of the Community Empowerment and Engagement Policy Commission<sup>2</sup> and in advice prepared by the Council Equalities and Diversity group.<sup>3</sup> The comments below do not attempt to replicate this, but instead raise some of the specific suggestions arising from the consultation for this SCI.

### ***Young people***

Innovative, creative ways need to be found to get young people involved. Suggestions include: making full use of technology (internet, text message numbers), using young people to do the consultation, competitions and design competitions. Young people can be reached through schools, youth clubs, youth forums, school councils and in informal places such as parks. The message must be clear and free of jargon, and activities need to be interesting.

### ***Disabled people***

A crucial step to enabling disabled people to be involved is to remove barriers to participating. Consultation materials should be available in other formats, including large print, and Braille. Consultation materials should also be available on the Internet with the ability to email them back. Venues must be accessible for wheelchair users. Consultation should be planned so that people with learning difficulties have opportunities to take part. Face-to-face meetings or telephone conversations can be effective ways to engage with people with learning

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<sup>2</sup> Available at <http://www.barking-dagenham.gov.uk/9-council/political-structure/pdf/community-engage.pdf>

<sup>3</sup> 'Communicating and Consulting with hard to reach groups – 19 ways to reach the hard-to-reach' (LBBD) <http://www.barking-dagenham.gov.uk/6-living/equality/equality-communicating.html>



difficulties. Consultation materials which make use of simple headings, clear English and visual aids conveying the message of the text can also be useful tools. Questionnaires can give rise to anxiety, since they can often look like official documents requiring a response. When using written materials (e.g. surveys), phone calls with officers could be offered as an alternative to filling in a form.

When involving the community on an issue which particularly affects certain people (e.g. access issues), visits to interested individuals and groups allow people to ask questions as well as giving their views (e.g. visits to planning groups for disabled people). This establishes a dialogue, and can lead to increased participation throughout the process.<sup>4</sup>

### ***Older people***

Some older people have problems getting to and from venues for consultation meetings. Solutions can be to provide transport to events, or to consult older people in locations where they are already meeting, e.g. for a lunch club. Timing of events is also important, since some older people prefer not to travel after dark. In larger meetings, microphones may be needed.

### ***Black and minority ethnic groups***

The borough contains a rich diversity of ethnic groups, and it is important to remember that different groups may be affected in different ways by planning decisions. Voluntary sector networks can help to distribute information and make links with BME groups. Language can be a barrier. Some suggestions are: to resource speakers of other languages to consult BME groups; make sure that written materials are written in clear English; provide tailored materials using plain English and pictures, photos etc. for speakers of other languages; provide ways for people to respond which don't involve speaking or writing, e.g. using posters which you can interact with using stickers/pictures. Cultural issues should be considered; for example, events should not be held on religious holidays, and refreshments should be culturally sensitive.

### ***Refugees and asylum seekers***

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<sup>4</sup> The booklet "Equality for Disabled People" by LBBD/ Centre for Independent Integrated Inclusive Living Consortium provides valuable good practice on working with disabled groups.

Refugees may experience some of the same barriers to taking part as BME groups. Difficulties with language may be an issue, and cultural issues should also be considered. A commitment to confidentiality may need to be given since some people may feel unsure about speaking freely to authorities.

### ***Faith groups***

Faith groups provide a valuable way of reaching communities, and can act as an information channel to consult or give information to their members. For example, places of worship may be willing to have newsletters or posters on display for members. Faith groups have particular needs affected by planning, for example, the need for appropriate buildings which are affordable to groups which may have limited resources, and access to places of worship at certain times for services.

### ***Voluntary and community organisations***

The borough has a large voluntary and community sector and it would be very hard to reach all groups. The voluntary sector networks can provide advice, help make contact with groups and reach voluntary organisations through their regular mailings and meetings. Community groups and residents/tenants associations have unique access to their communities, and can be a valuable channel of communication to neighbourhoods. Groups can advise on other events happening locally where consultation could be carried out. Some groups have newsletters, and community centres are useful places to leave newsletters and posters. It may be appropriate to resource groups to consult their communities. The Barking and Dagenham Local Compact has detailed information about how the Council should consult the voluntary and community sector. We will follow the undertakings made in the Compact on how the Council will consult and communicate with the voluntary and community sector.

### ***Lesbian, gay, bisexual and transgender communities***

People in lesbian, gay bisexual and transgender communities may have particular needs around certain services, for example housing (set out in detail in the Breaking the Silence report for the borough).<sup>5</sup> Existing

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<sup>5</sup> Breaking the Silence! Experiences of Lesbians, Gay Men, Bisexuals and Transgender people in Barking and Dagenham – issues for Barking and Dagenham Council and other public sector service providers. (Paul Barlow, August 2003)

community networks can help to advise on the impacts that proposals might have on these communities.

## **3 GETTING INVOLVED IN THE LOCAL DEVELOPMENT FRAMEWORK**

### **3.1 Section Introduction**

The documents which make up the Local Development Framework are called Local Development Documents (as described in section 1.4). The community will be encouraged to get involved in developing all Local Development Documents. They fall into two categories:

- (i) Development Plan Documents (DPDs) and
- (ii) Supplementary Planning Documents (SPDs).

This section sets out:

- Who will be involved?
- When you can get involved in Development Plan Documents
- When you can get involved in Supplementary Planning Documents
- How community involvement will be carried out at each stage
- The procedure for community involvement
- Resourcing and management of community involvement
- Standards for feedback and monitoring

### **3.2 Who will be involved?**

The legal requirements for community involvement and public participation for the Local Development Framework are set out in the Town and Country Planning (Local Development) (England) Regulations 2004.<sup>6</sup> The Council intends to meet and exceed these minimum requirements.

#### ***Statutory consultees***

The regulations state that certain bodies must be consulted if the Council considers that they will be affected by what is being covered in a

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<sup>6</sup> Available from Office of Public Sector Information <http://www.opsi.gov.uk/si/si2004/20042204.htm>

Development Planning Document. There is a list of statutory consultees in Appendix A.

### ***Members***

Members are represented on the Local Development Framework steering group. Members will be updated through the Council's internal communication procedures, and will have opportunities to be involved in community involvement activities. The Council's full Assembly will be responsible for adopting finalised documents.

### ***The wider community***

The Council wants as many people as possible to be involved in developing the Local Development Framework. Members of the public will be encouraged to take part through a range of community involvement techniques, including methods aimed to target people who do not normally take part (e.g. staffed displays in shopping centres).

### ***Local voluntary and community groups***

The Council is keen to involve a wide range of voluntary and community groups in the Borough. (See section 2.4 for more detail.)

### ***Under-represented groups***

Particular efforts will be made to target groups which have traditionally been under-represented in planning matters. (See section 2.4 for more detail.)

### ***Barking and Dagenham Partnership***

Officers preparing the LDF will provide regular updates to the four sub-groups of the borough's Local Strategic Partnership, Barking and Dagenham Partnership. Where appropriate, officers may attend meetings to discuss Local Development Documents with subgroup members. Subgroup members will be invited to LDF focus groups or events where appropriate.

### ***Local Businesses and Developers***

We will involve local businesses and developers, through links with umbrella organisations (e.g. the Chamber of Commerce) and through the LDF database, where businesses or developers with an interest in the LDF can register to receive regular updates.

### **3.3 When you can get involved - Development Plan Documents**

Development Plan Documents will form part of the statutory development plan. (The statutory development plan provides the basis on which decisions on planning applications are made.) The Development Plan Documents (DPDs) to be prepared are (these may be added to at a later stage):

- I. Core Strategy
- II. Proposals Map
- III. Site Specific Allocations
- IV. Borough Wide Development Policies
- V. Waste

There are more details on the Development Plan Documents in the Local Development Scheme document, which is available on the Council's website or by calling the Council's Planning department.

There are three main stages where the community can be involved in preparing the Development Plan Documents:

#### ***Stage 1: Issues and Options Stage***

The Council intends to consult widely on the issues and options affecting the LDF, building on what we already know from previous consultations. If appropriate, the Council will produce a set of Issues and Options Papers setting out the main issues to be covered by the Development Plan Document. If extensive consultation on a particular topic has already been undertaken then the results of the consultation activities will be used to inform the policy options presented to stakeholders. Therefore consultation activities will be more limited and will build on what we already know in order to avoid consultation fatigue that may arise if stakeholders are asked the same questions more than once.

The Papers and subsequent feedback will inform the policies produced as part of the LDF (refer to paragraph 3.3).

The Issues and Options Papers will be short papers which put the issues into context and give people the background information they need to

participate in the consultation in a meaningful way. The papers will be user friendly and accessible to a broad range of the community. The Issues and Options Papers will be produced by theme and will cover topics which members of the borough's community can relate and contribute to, for example: a vision for the borough; environment; transport; housing; community; town centres; and, employment.

For each topic, the Issues and Options Paper will set out:

- the key issues and options
- the main questions that need addressing/ areas for discussion
- options that could be taken
- which DPD the Issues and Options Paper is informing
- what the Local Development Framework can and cannot achieve for the issue
- the links between the issue and existing policies, e.g. the Community Strategy

The first stage for the community to get involved will be in responding to the questions raised in the Issues and Options Papers. The activities which will be carried out to involve the community are set out in section 3.5

### ***Sustainability Appraisal Scoping Report***

Alongside the Issues and Options Papers, a Scoping Report for the Sustainability Appraisal for the LDF will be published. The Scoping Report will include information on the following:

- Baseline information on the environmental, social and economic aspects of the borough
- Key sustainability issues in the borough
- Twenty-one sustainability objectives which are to be used as a basis for appraising future plans.

The Scoping Report is to be used as a guide for undertaking future SAs on the Local Development Documents. The Council is required to consult the four statutory bodies (see Appendix B) on the scope of the

SA. The community are also invited to respond to the questions raised in the SA Scoping Report.

### ***Initial Sustainability Appraisal Work***

When the consultation on the Issues and Options Papers comes to an end the Council will start working on developing policy options for each Local Development Document (taking into account the results of the consultation on the issues and options). These options will be appraised using the sustainability objectives identified in the Scoping Report. In undertaking this work, consultation will take place with stakeholders as well as the four statutory SA/SEA bodies (see Appendix B). The results will be posted on the Council's internet site.

### ***Stage 2: Preferred Options Stage***

The Council will then use the results of the first stage of community involvement to produce a Preferred Options document for each of the Development Plan Documents.

The Preferred Options documents will set out:

- The preferred policy options relevant to the purpose of the DPD.
- Reasoned justification for preferred policy options.
- Outline of alternative policy options considered.

Each Preferred Options document will be accompanied by a Sustainability Appraisal report.

There will be a six week consultation on the Preferred Options documents and the Sustainability Appraisal reports, when the Council will actively encourage communities and partners to give their views on them. The community will be able to comment on the options set out in the reports and make suggestions. The activities which will be carried out to involve the community are set out in section 3.5. The Council will ensure that the Preferred Options documents are publicised to those who participated in Stage 1 so that they can see how their contributions were used and have a chance to respond. The Council will try to resolve community or partner concerns at this stage.



### **Stage 3: Submission Stage**

All responses to the Preferred Options documents will then be considered and used to draft the 'final' versions of the Development Plan Documents, called the Submission Development Plan Document (DPD). The DPD(s) will then be submitted (along with the Sustainability Appraisal for each DPD) to the Secretary of State for examination by independent inspectors.

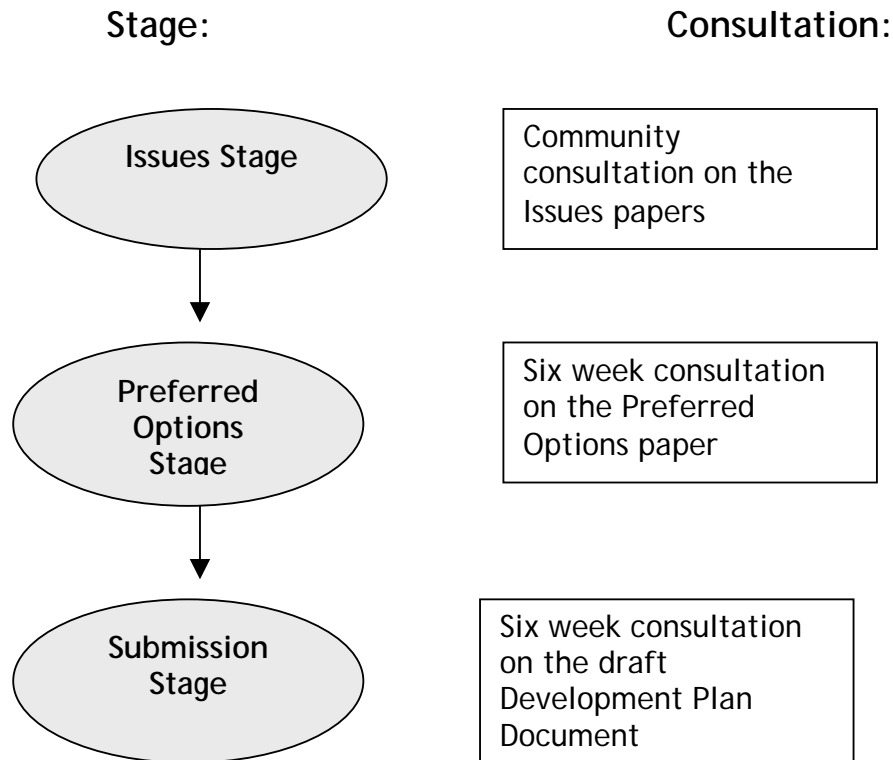
Upon submission to the Secretary of State there will be a second six week consultation on the Development Plan Document(s) and associated Sustainability Appraisal(s). Notification of the submission and six week consultation period will be given to anyone who has requested to be notified of the submission and anyone who has taken part in earlier stages of consultation. This consultation period aims to ensure that communities and partners are satisfied with the documents. Any changes made as a result of responses are expected to be minor amendments only (e.g. to wording) rather than major changes. (This applies to changes suggested by the Council as well as by members of the community.) This is because Stage Three is the final stage of consultation, so any major changes made after this point would not be able to go through further consultation. The aim is that if the community involvement in earlier stages has been effective, there should be no new major issues surfacing at Stage Three. Representations made at this stage will be compiled and sent to the Secretary of State (except site allocations representations). They will also be made available for public inspection.

Individuals or organisations making representations with respect to site allocations at this stage will be required to show how the proposals meet the tests of soundness and other requirements including sustainability appraisal. Further details of the process of Submission and Examination are available in Government guidance including Planning Policy Statement 12.<sup>7</sup> In compliance with the regulations, the Council will publish any representation that has been received which is a site allocations representation and make them available for public inspection at the same places as the preferred options documents.

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<sup>7</sup> Planning Policy Statement 12: Local Development Frameworks. Available at [www.odpm.gov.uk](http://www.odpm.gov.uk)

The activities which will be carried out to consult the community and partners at this stage are set out in section 3.5. The three main stages of consultation are set out in the chart below:



*Figure 3: Flow chart showing consultation for Development Plan Documents up to submission stage.*

**Examination**

Following submission of the Development Plan Document(s) and associated Sustainability Appraisal(s), they will go before a Secretary of State appointed Planning Inspector for an examination in public. The purpose of the examination is to determine whether the Development Plan Document is sound. Legislation requires notification to all those bodies or persons who made representations, of details of the time and place of the examination at least 6 weeks before the examination. Details of the examination must also be advertised in the local press and published on the Council’s website. The Council will comply with these requirements.

## **Adoption**

When a Development Plan Document is adopted it is necessary for the Council to advise a range of parties of the adoption. The Council will:

- Publish the Inspector's recommendations and reasons and give notice to those persons who requested to be notified.
- Make available for inspection the adopted document, an adoption statement, and the Sustainability Report.
- Publish the adoption statement on the Council's website.
- Give notice by local advertisement of the adoption statement and the fact the document is available for inspection.
- Send the adoption statement to any person who asked to be notified of the adoption.
- Send the adoption statement and the document to the Secretary of State.

### **3.4 When you can get involved - Supplementary Planning Documents**

Supplementary Planning Documents provide extra guidance to supplement the policies and proposals in the Development Plan Documents. Initially Barking and Dagenham will produce one SPD (this may be added to at a later date) - the LBBD Urban Design Framework.

There is one formal stage where the community can get involved in the preparation of Supplementary Planning Documents. This is a consultation period for each SPD lasting six weeks. Once the Council has received representations on the SPD and made any changes to the document, it will adopt the document.

As set out earlier in paragraph 1.4, the Council will undertake a Sustainability Appraisal of each SPD. At the start of the process, the Council will consult the statutory consultees on the scope of the Sustainability Appraisal. When the Council consults on an SPD it will also consult on an accompanying Sustainability Appraisal report.

Upon adopting an SPD, the Council will publish an adoption statement, the adopted SPD, a consultation statement outlining how representations have been dealt with and an accompanying Sustainability Appraisal

Report. More details on SPDs are available in the Council's Local Development Scheme.<sup>8</sup>

The activities which will be carried out to involve the community are set out in the next section.

### **3.5 What will we do to involve the community at each stage?**

Different types of tools, techniques and methods will be used to involve the general public and under-represented groups in the planning process. These methods will be tailored to engage particular groups within the community. Specific consultation methods (Appendix D) will be used to obtain feedback at different stages in the Local Development Framework process, relating to specific Local Development Documents.

We will carry out community involvement activities according to the principles set out in Section 2:

- Timeliness
- Providing feedback
- Accessible to everyone
- Clear and effective communication
- Fit for purpose (being clear what we're doing and why)
- A joined up approach
- Links with past and current consultations
- Involving under-represented groups
- Making information available

We aim to design community involvement activities to give people the chance to take part at three different levels:

- a) *Information*
- b) *Easy, quick ways to ask questions and give views*
- c) *Opportunities to participate in detail*

**a) Information** about the LDF and opportunities to take part in consultation will be distributed to a very wide range of people and groups, using:

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<sup>8</sup> Available at [www.lbbd.gov.uk](http://www.lbbd.gov.uk)

- Local newspapers
- The Citizen magazine
- LBBB website
- An LDF newsletter
- Information in local newsletters including community newsletters, partners' newsletters
- Mailings to local groups and those on the LDF database
- 'Hotline' – a telephone number and email address where people can contact Council staff working on the LDF with any questions.

**b) Easy, quick ways to make suggestions and comments** will be provided so that a large number of people can put their views across without making big demands on their time. This could include:

- Surveys in newsletters
- Discussions and presentations at community meetings
- Discussions and presentations at the forums for equalities (e.g. the Faith Forum, Forum for the Elderly)
- Displays and exhibitions in public places, e.g. shopping centres

**c) Opportunities to participate in more detail** will be provided, giving those with an interest the chance to get more involved in the development of the LDF. This will include activities which allow Council officers and local people to discuss the issues and possible options in much more detail, and lead to a much greater transfer of ideas. It is expected that a smaller number of people would be involved at this level, in activities which could include:

- Visits to local groups
- Focus groups with residents,
- One to one meetings or calls with representatives of local organisations and partners

We hope that using a range of methods will result in a wide range of information being obtained, including quantitative data from surveys, and more qualitative information from meetings with groups and focus group sessions.

### 3.6 Community Involvement Procedure

In addition to these activities, all Local Development Documents will follow the statutory community involvement procedure set out below:

- (i) Notification will be given in writing to the relevant specific (statutory) consultees, general (non-statutory) consultees, groups and known interested parties.<sup>9</sup>
- (ii) Copies of the document will be available at the Council offices, during office hours, for inspection or purchase.
- (iii) Copies of the document will be available to view at libraries and other venues.
- (iv) Comments in writing must be submitted by the deadline, on the form provided.
- (v) All comments received will be public information.
- (vi) Where people object to wording in specific Development Plan Documents, they will be encouraged to suggest an alternative form of wording.
- (vii) All consultation documents for DPDs and SPDs will be available in the following formats:
  - a. Braille
  - b. Text phone
  - c. Spoken word
  - d. Large print
  - e. Community languages (through the Translation & Interpretation Services)

To request a copy of an SPD or DPD in any of the above formats please contact the Spatial Planning and Environmental Sustainability Group as follows:

Phone: 020 8215 3000

Email: [planningpolicy@lbbd.gov.uk](mailto:planningpolicy@lbbd.gov.uk)

Fax: 020 8227 5326

Website: [www.barking-dagenham.gov.uk](http://www.barking-dagenham.gov.uk)

Post: Spatial Planning and Environmental Sustainability Group  
3<sup>rd</sup> Floor, Crown House

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<sup>9</sup> Specific and general consultees are defined in the Regulations.

6 Linton Road  
Barking  
IG11 8HG

Copies of adopted DPDs and SPDs, or those which are being consulted on, are available in the following places:

- On line at [www.-barking-dagenham.gov.uk](http://www.-barking-dagenham.gov.uk)
- At all libraries in the borough
- At Dagenham Civic Centre and Barking Town Hall

Figure 4: Table showing Community Involvement Programme

				INFORMATION	PARTICIPATION	
				Updating on progress, promoting participation opportunities, providing easy way to comment (questionnaire, phone numbers, email)	Two way dialogue, opportunities to influence and ask questions, where appropriate and possible	
				Press	Community Meetings	
				Web-site	Focus groups / focus groups	
				Citizen	1 to 1 calls/ meetings with key partners/ groups	
				Briefing to Members	Update to LSP subgroups	
				Mailing to groups and LDF database	Forums for equalities	
		<b>Who's going to be involved</b>			Display/ exhibitions	
<b>DPD</b>	Preparation of Issues and Options papers and the Sustainability Appraisal Scoping Report.	Statutory Consultees, Community, LSP partners, LSP subgroups & internal officers	✓	✓	✓	All participants to receive feedback through 6 week consultation period.
	Ongoing consultation on the initial Sustainability Appraisal work on the Options	Statutory consultees, LSP, partners and internal officers	✓	✓		Outputs and results will be reported in the SA report at Preferred Options stage.
	6 week consultation on Preferred Options paper and formal Sustainability Appraisal Report	Statutory Consultees, Community, LSP partners, LSP subgroups & internal officers	✓	✓	✓	Mailing to groups and LDF database to publicise 6 week consultation on DPD will include feedback.



		INFORMATION					PARTICIPATION						
		Updating on progress, promoting participation opportunities, providing easy way to comment (questionnaire, phone numbers, email)					Two way dialogue, opportunities to influence and ask questions, where appropriate and possible						
		Press	Web-site	Citizen	Briefing to Members	Mailing to groups and LDF database	1 to 1 calls/ meetings with key partners/ groups	Visits to local groups / focus groups	Community Forums	Update to LSP subgroups	Forums for equalities	Display/ exhibitions	
													Feedback
Stage in the document preparation process		Who's going to be involved											
6 week consultation on DPD, after submission to Secretary of State	Statutory Consultees, Community, LSP partners, LSP subgroups	✓	✓	✓	✓	✓							Mailing to groups and LDF database to publicise examination/site allocations representations will include details of consultation statement.
Publication of representations made in respect of site allocations at submission stage	Statutory consultees, community partners.	✓	✓	✓	✓	✓							Mailing to groups and LDF database to publicise examination in public will include details of consultation statement in respect of site allocations (if appropriate)

				INFORMATION	PARTICIPATION	
				Updating on progress, promoting participation opportunities, providing easy way to comment (questionnaire, phone numbers, email)	Two way dialogue, opportunities to influence and ask questions, where appropriate and possible	
				Press	1 to 1 calls/ meetings with key partners/ groups	
				Web-site	Visits to local groups / focus groups	
				Citizen	Community Forums	
				Briefing to Members	Update to LSP subgroups	
				Mailing to groups and LDF database	Forums for equalities	
					Display/exhibitions	
	<b>Stage in the document preparation process</b>	<b>Who's going to be involved</b>				<b>Feedback</b>
	Examination	Statutory consultees, Community partners.		✓		Mailing to groups and LDF database to publicise adoption of document and associated documents, including Inspector's recommendations.
	Adoption	Statutory consultees, Community Partners.		✓		Publication of adoption statement and associated documents.
<b>SPD</b>	Preparation of paper			n/a	n/a	
	5 week consultation period on the Scope of the Sustainability Appraisal report for the SPD	Statutory consultees, internal officers		✓		SA Scoping report will be placed on the LBBB website.

		INFORMATION		PARTICIPATION										
		Updating on progress, promoting participation opportunities, providing easy way to comment (questionnaire, phone numbers, email)		Two way dialogue, opportunities to influence and ask questions, where appropriate and possible										
		Press		Web-site	Citizen	Briefing to Members	Mailing to groups and LDF database	1 to 1 calls/ meetings with key partners/ groups	Visits to local groups / focus groups	Community Forums	Update to LSP subgroups	Forums for equalities	Display/ exhibitions	
		Who's going to be involved		Feedback										
<b>Stage in the document preparation process</b>		Statutory consultees, Community, LSP partners, LSP subgroups		All participants to receive feedback.										
6 week consultation on SPD		Statutory Consultees, Community Partners		✓	✓	✓	✓	✓	✓	✓	✓	✓		
Adoption		Statutory Consultees, Community Partners		✓	✓	✓	✓							Publication of adoption statement and associated documents.

- optional

### **3.7 Resourcing and Management of the Process**

The Submission SCI has been produced on the basis of a realistic and robust assessment of Council resource availability over the next three years.

The majority of the work involved in undertaking community involvement will be the responsibility of the Council's Spatial Regeneration Division. Assistance from other staff within the Council may also be required.

We will also make use of opportunities to work with partners and use expertise within the community in order to achieve the scale and scope of consultation set out in this SCI. We will make full use of existing forums, umbrella groups, and interest groups. Wherever possible we will also link with other consultation exercises. If appropriate, we will also consider resourcing other groups to carry out activities.

We will try to remove the barriers to taking part in consultation wherever possible, for example by providing accessible venues within easy reach, or by providing childcare where appropriate. We will provide suitable refreshments at consultation events.

We will ensure that links can be made between the consultation for the LDF and other consultation exercises in the Council by using the mechanisms in place to share details of consultations that are planned with other departments. We will also post copies of LDF consultation reports on the consultation section of the Council website.

The Spatial Regeneration budget takes into account the need to fund the community and stakeholder involvement set out in this SCI, but will be closely monitored and reviewed as part of the budget forward plan process, and in the light of potential cost pressures.

The Council will use its financial and staff resources in order to undertake community and stakeholder consultation efficiently and effectively. The Council will devise a programme of consultation that is achievable, continuous and effective.

### **3.8 Standards for Feedback & Reporting on Representations and Monitoring**

#### ***Acknowledging & Reporting back***

The Council will revise the SCI on a three yearly basis or sooner if necessary having regard to any particular problems or successes that the Council experience in consulting on the LDF. This means that consultation techniques that have not stimulated involvement may be discontinued and other alternative tools and processes may be identified. Analysis of feedback forms for each LDF Consultation and feedback from officers involved in consultation activities will enable the Council to better monitor the effectiveness and scope of community involvement methods as set out in the SCI.

The review will consider any emerging best practice guidance and/or changes in legislation that have been put in place since the SCI was originally published.

All responses received by letter, email or fax will be acknowledged with a reasonable period. Anyone making comments on the Issues Paper, Preferred Options Paper, SCI, DPDs or SPDs will be included on the LDF database and be automatically kept informed at all further stages of the process.

At the end of each consultation period the Council will analyse the responses and prepare a summary report, where appropriate. The comments and the reports will be made publicly available.

Feedback will be given to all groups and people who are taking part in community involvement, for example through return visits, letter, telephone calls or by providing copies of consultation reports.

#### ***Monitoring and Mechanisms for Review of the Development Plan***

An Annual Monitoring Report on the LDF will be published for information and comment. This will inform the planning policy review process and public involvement opportunities. The Annual Monitoring Report will also be available to view at public access points and on the

Council's web site. Publication of the report will be advertised via the local press, website and other relevant local media as appropriate.

A Consultation Statement will be made available at various stages of SPD and DPD preparation. Each Consultation Statement will give details of who was consulted, at what stage, and how views were or were not taken on board and the reasons why. The public will therefore be able to scrutinise the consultation undertaken, and challenge the subsequent policy decisions if consultation was not consistent with that set out in the SCI. The Consultation Statement will be made available at preferred options, submission, and adoption stages of DPDs, and at draft and adoption stages of SPDs.

All published planning policy documents and summaries, including those on the web site, will contain contact details for the Council's Planning Department, and details of where to find out more information, and how to make comment.

## **4 COMMUNITY INVOLVEMENT IN PLANNING APPLICATIONS**

### **4.1 Section Introduction**

All planning applications should comply with the policies set out in the Local Development Framework unless there are other material considerations. Section Three covered how people can influence the drafting of the LDF policies. People will continue to have the chance to get involved in decisions on individual planning applications, and this Section covers how they can do so.

### **4.2 Levels of Community Involvement required by law**

The Government has set minimum standards for consultation on planning applications. These are set out in the table below:

Type of development	Consultation procedure
Major development <i>(sites of 10 or more dwellings/ over 0.5 hectares or the creation of 1,000 square metres or more of floor space or site exceeds 1 hectare)</i>	Advertisement in a local newspaper and a site notice or neighbour notification
Application accompanied by Environmental Statement	Advertisement in the local newspaper and a site notice or neighbour notification
Proposals departing from the Development Plan	Advertisement in the local newspaper and a site notice or neighbour notification
Development affecting public right of way	Advertisement in the local newspaper and a site notice or neighbour notification
Minor or other development	Site notice or neighbour notification
Development affecting the setting of a listed building	Advertisement in local newspaper and a site notice
Development affecting the character or appearance of a Conservation Area	Advertisement in local newspaper and a site notice

*Figure 5: Minimum standards for consultation on planning applications*

The Barking and Dagenham Local Planning Authority exceeds these minimum standards for involving the community in planning applications, as described below.

Such bodies such as Natural England will be allowed a longer period of time to comment on applications where this is prescribed by legislation.

### **4.3 How we involve the community before applications are made**

The Council encourages all developers to have discussions with the Council before submitting an application. The Council expects that this

will be the stage where planning officers can advise developers of whether pre-application community involvement should be considered.

The Council will encourage developers to undertake community involvement before submitting applications, especially on applications which may have an impact on the local community. The key to successful pre-application consultation is to ensure that it is carried out at an early stage, rather than consulting on proposals which have already been developed to a point where it is difficult to take other views on board. Developers should ensure the Council is aware that they are carrying out community involvement, and pass on the results including details of what involvement was carried out and who was involved. The programme for pre-application consultation should include:

- Timing of consultation in relation to the development timetable
- Methods of consultation, with the aim of genuine dialogue
- Who is to be consulted and opportunities for on-going involvement
- How feedback is to be provided

We will encourage developers to comply with the standards for community involvement set out in this Statement for Community Involvement and the Local Compact.

#### **4.4 How we involve the community when we receive a planning application**

In addition to carrying out the statutory consultation set out in table 5 above, all pending planning applications are put on to the Council website, which can be searched by street name and address or reference number. It is also planned to scan all applications received since 1948 and put these on the website.

Current planning applications are available to view at the planning office during normal office hours. We will post copies of plans free of charge to any member of the public who is not able to view them online or at the Council offices for personal or professional reasons.

Every application received goes on a list which is circulated every two weeks to Councillors and put on the Council website.



#### **4.5 How we involve the community during processing of planning applications**

Planning Officers carry out direct and indirect community consultation. The level of consultation carried out depends on the likely scale and impact of the proposal. As a minimum all adjoining occupiers are consulted by letter, but consultation could also include press notices, letters notifying additional nearby properties, site notices and visits to community groups, if requested.

Any application which gets more than five objections automatically goes to the Development Control Board to be decided, and the Ward Councillors are notified of the nature and scale of the comments received.

All forms of notification will contain the name and the direct telephone number of the officer dealing with the application. Officers will normally be available to discuss applications by telephone, but appointments should be made if it is wished to discuss the application in person at the planning offices.

#### **4.6 How we involve the community when the application goes to the Development Control Board**

The agendas for meetings of the Development Control Board are available on the Council website seven days before the meeting date.

Subject to limitations on time and numbers members of the public have the right to speak at Development Control Board meetings. Any members of the public who have registered to speak will be notified of the meeting in advance. Leaflets explaining the procedure are sent with the acknowledgement letters.

#### **4.7 How we involve the community after a decision is taken on an application**

A letter is sent to all people who have responded to the consultation on the planning application telling them the decision and including a copy of

the officer's report. The decision is also published on the Council's website.

#### **4.8 How we involve the community if an appeal is received on an application**

All the people who were consulted on the original application will be informed by letter, explaining that an appeal has been lodged and what they can do to respond.

## **Appendix A: Statutory Consultees for Development Plan Documents**

The Regulations state that at the Issues, Preferred Options and Submission stages of developing a DPD, the following specific consultation bodies must be consulted if we consider that the body will be affected by what is proposed to be covered in the DPD:

1. Government Office for London
2. GLA
3. The Mayor of London
4. London Development Agency
5. Department of Environment, Food, and Rural Affairs
6. Adjoining Local Planning Authorities
7. The Environment Agency
8. The Historic and Monuments Commission for England (English Heritage)
9. Natural England
10. Network Rail
11. Relevant telecommunications companies
12. Strategic Health Authority
13. Relevant electricity and gas companies
14. Relevant sewerage and water undertakers
15. Highways Agency
16. London Thames Gateway Urban Development Corporation
17. Any person to whom the electronic code applies by the virtue of a direction given under Section 106(3)(a) of the Communications Act 2003.

It should be noted that this list is not exhaustive and that when reorganisations occur the successor bodies will be considered statutory consultees.

## **Appendix B: Statutory Consultees for the Sustainability Appraisal of the Development Plan Documents and the Supplementary Planning Documents**

1. The Environment Agency
2. The Historic and Monuments Commission for England  
(English Heritage)
3. Natural England

## **Appendix C: Non-statutory Consultees for the Local Development Framework**

The Regulations state that at the Issues, Preferred Options and Submission stages of developing a DPD, the following general consultation bodies should be consulted if we consider that the body will be affected by what is proposed to be covered in the DPD:

1. Voluntary bodies, some or all of whose activities benefit any part of the authority's area.
2. Bodies which represent the interests of different racial, ethnic or national groups in the authority's area, for example the Equal Opportunities Commission.
3. Bodies which represent the interests of different religious groups in the authority's area.
4. Bodies which represent the interests of disabled persons in the authority's area.
5. Bodies which represent the interests of persons carrying on business in the authority's area, for example Local Airport operators and the Metropolitan Police Authority.

## **Appendix D: Description of Proposed Consultation Techniques**

### **Working with partners**

We will involve partners fully. Umbrella groups and networks (covering for example: business, voluntary sector groups, faith groups, ethnic minority organisations) are a valuable source of advice on how to target their members or communities. Many have newsletters which can be used for publicity. Umbrella groups should be seen as a first port of call, not an easy way to 'tick the box' in consulting any group.

### **Council website**

We will make full use of the Council website, to notify people of community involvement activities and keep informed of progress with the LDF.

### **Local Press and Citizen magazine**

Notices in the local press and Citizen magazine will update residents on progress, and advertise opportunities to participate in consultation activities.

### **Mailing to groups and LDF database**

An LDF database will be set up to provide a way to keep track of people who have taken part in the consultation. Every time an organisation or individual takes part, their details will be stored on the database along with notes of any LDF documents they are particularly interested in. The people on the database will automatically receive all LDF mailings. LDF newsletters will provide a way to use questionnaires, giving people an easy, quick way to put their views across. The LDF database will not aim to be an exhaustive list of local organisations and it is not envisaged that a comprehensive database will be built from scratch. Instead the LDF consultation will be publicised by making use of existing information channels. For example, newsletters are regularly sent to large databases of local groups (e.g. businesses, voluntary sector organisations). Information channels include:

- Articles in community newsletters (e.g. Abbey Gascoigne & Thames).
- Articles in umbrella organisation newsletters (e.g. CVS, Chamber of Commerce)

- Leaving LDF newsletters in venues (e.g. community centres, places of worship)
- Distributing LDF newsletters at other events

### **Surveys/ questionnaires**

Surveys and questionnaires can provide a convenient, quick way for a large number of people to comment on proposals and make suggestions. However they have several disadvantages. They do not allow for a dialogue or for questions to be asked. They can restrict what views are expressed by asking for answers to specific questions. The results can also be biased, for example if a small number of responses is received or if a large number responses are received from a certain group. Surveys should only be used in conjunction with other community involvement methods. A step by step guide to surveys is included in the Council's Consultation Toolkit.

### **Community Meetings and Forums**

Community Forums have been replaced by a structure of Neighbourhood Management which will enable local involvement as the meetings will occur at ward level. They will be accessible meetings, and will enable better engagement with the wider community. It is therefore proposed that the Neighbourhood Management meetings are visited at each formal consultation stage for each DPD. It is proposed that the Neighbourhood Management meetings are visited once for the SPDs during the 6 week consultation. Presentations should also include ways for people to give views and ask questions.

### **Equality forums**

The forums set up for refugees, elderly people, faith groups, BME organisations, LGBT community, disabled people and travellers provide an excellent starting point for reaching under-represented groups. It is proposed that each Forum is consulted at each formal consultation stage for each DPD (to provide feedback). It is proposed that each Forum is visited once for the SPDs during the 6 week consultation.

### **Visits to local groups/ focus groups**

It is proposed that the visits to forums for equalities are supplemented with a number of visits to local groups. This will ensure that a wider range of people are involved. Visits and focus groups can result in rich information, since they set up a dialogue

with those being consulted and allow for a much greater transfer of ideas. Past examples have included a visit to people taking part in an ESOL class and a workshop with a School Council. Visits would take place at each formal consultation stage for each DPD. They would take place during the 6 week consultation for the SPDs.

### **One to one meetings/ calls with stakeholders, key local organisations**

Individual contacts with key local organisations can provide a quick and in-depth way to engage organisations on particular issues relevant to them. They also provide a meaningful way to involve major stakeholders. It is proposed that a series of one-to-one meetings or phone calls with representatives from key local organisations is carried out at each formal consultation stage for each DPD. For the SPDs there would be one stage of one-to-ones, during the 6 week consultation. It may sometimes be appropriate to compensate organisations for their time.

### **Displays/ exhibitions**

Displays in public places (e.g. libraries, shopping centres, events) are a good way of ensuring that people who do not participate in groups have a chance to find out about the LDF. If displays are staffed they also provide a way for people to ask questions. It is proposed that displays are used at each formal consultation stage for each DPD. It is proposed that displays are used once for the SPDs during the 6 week consultation period. A staffed display during the preparation of Options papers would provide an effective way to get input from a cross section of local people.



## How to contact us

You can contact the Council as follows:

Spatial Planning and Environmental Sustainability Group  
3<sup>rd</sup> Floor, Crown House  
6 Linton Road  
Barking  
IG11 8HG

Phone: 020 8215 3000  
Email: [planningpolicy@lbbd.gov.uk](mailto:planningpolicy@lbbd.gov.uk)  
Fax: 020 8227 5326

Copies of adopted DPDs and SPDs, or those which are being consulted on, are available in the following places:

- On line at [www.barking-dagenham.gov.uk](http://www.barking-dagenham.gov.uk)
- At all libraries in the borough
- At Dagenham Civic Centre and Barking Town Hall

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## Appendix B

### Council of the London Borough of Barking and Dagenham Statement of Community Involvement (September 2006)

#### INSPECTOR'S REPORT

##### Introduction

- 1.1 An independent examination of the London Borough of Barking and Dagenham Statement of Community Involvement (SCI) has been carried out in accordance with Section 20 of the Planning and Compulsory Purchase Act 2004 (the Act), as applied by s18(4) of the Act.
- 1.2 Section 20(5) indicates the two purposes of the independent examination in parts (a) and (b). With regard to part (a) I am satisfied that the SCI satisfies the requirements of the relevant sections of the Act, in particular that its preparation has accorded with the Local Development Scheme as required by s19(1) of the Act.
- 1.3 Part (b) is whether the SCI is sound. Following paragraph 3.10 of Planning Policy Statement 12: Local Development Frameworks, the examination has been based on the 9 tests set out (see Appendix A). The starting point for the assessment is that the SCI is sound. Accordingly changes are made in this binding report only where there is clear need in the light of tests in PPS12.
- 1.4 A total of 16 representations were received, all of which have been considered. I have also taken account of the Council's written responses, which I support and are appended as an Annex to this report, to questions which I raised on the treatment of Tests 6 and 8 in the submitted draft SCI together with the authority's own updating and correction of various matters.

##### Test 1

- 2.1 The Council has undertaken the consultation statutorily required under Regulations 25, 26 and 28 of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 2.2 This test is met.

##### Test 2

- 3.1 Paragraph 1.5 and Figure 2 recognise the links between the LDF, the SCI and the Community Strategy. The Core Strategy of the LDF will reflect the aspirations of the Community Strategy with other Local Development Documents voicing its elements relating to land and development. Section 3.2 identifies the borough's Local Strategic Partnership, the Barking and Dagenham Partnership,

which operates in 4 subgroups. Ongoing links between the LDF and the Local Strategic Partnership will involve Partnership subgroups at all stages.

3.2 This test is met.

### **Test 3**

4.1 Section 3.2 and Appendix A identify the range of statutory consultees cited in PPS12 Annex E. Annex B identifies statutory consultees for Supplementary Planning Documents. I shall recommend that the list of the 4 statutory agencies under Specific Consultation Bodies be updated. Appendix C identifies in generic terms the range of community groups to be consulted while Section 2.4 identifies in detail the problems of consulting particular types of group including those regarded as hard-to-reach. That the present list is not exhaustive and the re-organisation of such consultation bodies as English Nature should be acknowledged in the SCI.

**(R1)** It should be noted that the lists in Appendix A are not exhaustive and also relate to successor bodies when reorganisations occur.

**(R2)** Under Specific Consultation Bodies in Appendix A (page 38) The Countryside Agency and English Nature should be deleted and replaced by Natural England.

**(R3)** In Appendix A delete 'Strategic Rail Authority' and insert 'Network Rail' and add

'Any person to whom the electronic communications code applies by virtue of a direction given under Section 106(3)(a) of the Communications Act 2003'.

4.2 Section 3.8 and Appendix D confirm that anyone making comments on an LDF Document or SPD will be included on the Council's database and will be informed of all further stages of the LDF process. The database will undergo continuous updating.

4.3 Sections 2.3, 2.4, and Appendices A and C clarify that the Council will consult with bodies only if the subject matter of a specific Local Development Document affects them. The Council will also consult additional local stakeholders where appropriate.

4.4 Subject to the above recommendations this test is met.

### **Test 4**

5.1 Part 3.3 of the SCI details the Council's intentions to involve and inform statutory consultees, community organisations, and individuals from the earliest stages of DPD preparation by means of a range of established consultative techniques as tabulated in

Figure 4. In particular, these procedures will inform the early identification of issues and options as required under Regulation 25.

5.2 Figure 4 also differentiates between the steps involved in communication on Development Plan Documents and those relevant to Supplementary Planning Documents.

5.3 This test is met.

### **Test 5**

6.1 Sections 3.2 and 3.3 set out the methods that the Council proposes to use to involve the community and stakeholders. These cover a variety of recognised consultation techniques that will present information by means of a range of different media. The Council separately identifies in Section 3.4 the range of consultation in the formulation of Supplementary Planning Documents.

6.2 On account of the diversity of the Borough's population the SCI expresses in section 2.4 the Council's concern to facilitate consultation with certain identified groups of hard-to-reach individuals. That section recognises the benefits and disadvantages of the various consultation methods in respect of particular identified groups. I shall insert reference to certain statutory duties of the Council relevant to this.

**(R5)** At the foot of the bulleted list in section 2.4 (page 13) insert:

'The Council will make every endeavour to meet the requirements of the Race Relations Act 2000 and the Disability Discrimination Act 1995'.

6.3 In the numbered list appended to section 3.6, item (vii) should indicate where the alternative formats may be obtained. The information should be repeated on the inside back cover of the SCI under 'How to contact us'.

**(R6)** Information on the location and contact details of the Council officer from whom copies of DPDS and SPDs in alternative formats may be obtained should be appended to item (vii) in the list at Section 3.6 and on the inside back cover of the SCI after the deletion of information relating to the draft document.

6.4 I am satisfied that the methods of consultation proposed in the SCI are suitable for the intended audiences and for the different stages in LDD preparation. I consider that provided these procedures are followed the consultation proposed will be undertaken in a timely and accessible manner.

6.5 Subject to the above recommendations, this test is met.

## **Test 6**

7.1 The Council's further information in the Annex to this Report states that the majority of the work of undertaking community involvement will fall on the Council's Spatial Regeneration Division with such assistance from other staff as may be required. Use will be made of opportunities to work with partners and utilise community expertise in achieving the requisite scale and scope of consultation. The resource base is assured for the ongoing three years through the Spatial Regeneration budget. I am satisfied that the Council is alert to the resource implications of the SCI

7.2 This test is met.

## **Test 7**

8.1 Section 3.8 states that at the end of each consultation period in plan making the Council will analyse the responses and, where appropriate, prepare a summary report. identifying the participants and indicating the Council's reasons why representations were or were not taken on board. The responses and the report will be made publicly available. In addition, feedback will be given to consultees through return visits, letter, or by telephone. I am satisfied that these means will adequately demonstrate how the feeding of community involvement into the preparation of DPDs and SPDs will have informed the content of the documents.

8.2 This test is met.

## **Test 8**

9.1 While the effectiveness of the SCI will be assessed each year through the Council's Annual Monitoring Report it will be subject to revision on a 3 year cycle. However, in response to my request the Council has submitted in the Annex to this Report an expanded version of Section 3.8, setting out the circumstances which will trigger an earlier review of the SCI. These include a review of consultation techniques in the light of their success, taking also into account emerging best practice and any changes in legislation. I support the Council's amended version of this Section and am satisfied that the procedure for reviewing the SCI is appropriate.

9.2 This test is met.

## **Test 9**

10.1 Section 4.2 of the SCI shows that the Council's policy and procedures for consultation on applications for planning permission meet the minimum statutory requirements, which are identified in Table 5 in terms of procedures appropriate to different types and

scale of application. In Section 4.3 it defines the currently established outreach of consultation beyond the minimum, employing additional methods, and indicating how changes to proposals will be dealt with.

- 10.2 Section 4.3 also encourages pre-application discussions between developers and community interests and the reporting of these to the Council alongside the submission of planning applications. Sections 4.4 to 4.8 relate how the results of consultation will be reported to the community and how the Council will report decisions on planning applications together with notice of any appeals.
- 10.4 In general I am satisfied that the SCI provides adequately for community inputs into decisions on planning applications through its encouragement to participation from the early stages of gestation of a development proposal.
- 10.5 The SCI does not address the longer statutory time period for consultation that may be applicable in certain circumstances, and I recommend a change to acknowledge this.
- (R7)** Insert the following at the end of section 4.2: "Such bodies as Natural England will be allowed a longer period of time to comment on applications where this is prescribed by legislation."
- 10.6 Subject to the above recommendations this test is met.

### **General Conclusions**

- 11.1 Although I have attempted to identify as many consequential amendments as possible that may follow from my recommendations, it seems inevitable that issues of consistency may arise. In the event of any doubt, please note that I am content for such matters, plus any minor spelling, grammatical or factual matters to be amended by the Council, so long as this does not affect the substance of the SCI.
- (R8)** The Council should incorporate in the SCI the additions, corrections, and updating changes scheduled in the Annex attached to this Report.
- 12.1 Subject to the recommendations set out above in this Report, the Statement of Community Involvement of the Council of the London Borough of Barking and Dagenham (September 2006) is sound.

*David Robins*

D L J Robins BA PhD FRTPI  
Inspector

## ANNEX TO INSPECTOR'S REPORT

### Recommended changes to Statement of Community Involvement – Submission Version

Section	Changes
Page 6 – section 1.3 – paragraph 4	<p>The following sentence should be deleted to reflect that the final version of the SCI will be the adopted version (not the submission version).</p> <p><del>This is the submission adopted version of the SCI which has been is itself subject to public consultation. It has also been will be sent to the Secretary of State, who will appointed an independent inspectors to test the SCI for its soundness.</del></p>
Page 5 – section 1.1 – paragraph 3	<p>The following sentence should be amended to reflect that it is the final version rather than the submission version of the SCI.</p> <p>This document is the Council's <i>adopted submission</i> <del>version of the</del> <b><u>Statement of Community Involvement</u></b>, or SCI.</p>
Page 9 – figure 2 – Diagram of Barking and Dagenham's Local Development Framework	<p>Reference to the "LBBB Public Realm Strategy" and "Broad Street Planning Brief" should be removed from Figure 2. These were removed from the text of the submission version, but accidentally not deleted from the diagram.</p> <p>The "LBBB Urban Design Framework" should be removed from the diagram and replaced with the term "Supplementary Planning Documents (SPDs)". This is because other SPDs may be produced in future years.</p> <p>The Barking Town Centre Area Action Plan should be included in the diagram.</p>
Page 15 – The Local Community – Older People	<p>Reference to Community Forums should be removed, but the sentiment that it is important to provide transport at events when you are involving old people in particular, should remain. Deletions are indicated with a strikethrough.</p> <p>Some older people have problems getting to and from venues for consultation meetings. Solutions can be to provide transport to events, or to consult older people in locations where they are already meeting, e.g. for a lunch club. <del>Transport is provided for Community Forum meetings, so these present a good opportunity</del></p>



	<p><del>to engage older people.</del> Timing of events is also important, since some older people prefer not to travel after dark. In larger meetings, microphones may be needed.</p>
<p>Page 25 – Section 3.5 – What will we do to involve the community at each stage?</p>	<p>Reference to Appendix ‘C’ should be changed to Appendix ‘D’.</p>
<p>Page 32 - Section 3.7 – Resourcing and Management of the Process</p>	<p>Following advice from the inspector Mr David Robins, we suggest the following additions to Section 3.7 (additions in italics).</p> <p><i>The Submission SCI has been produced on the basis of a realistic and robust assessment of Council resource availability over the next three years.</i></p> <p>The majority of the work involved in undertaking community involvement will be the responsibility of the Council’s Spatial Regeneration Division. Assistance from other staff within the Council may also be required.</p> <p><i>We will also make use of opportunities to work with partners and use expertise within the community in order to achieve the scale and scope of consultation set out in this SCI. We will make full use of existing forums, umbrella groups, and interest groups. Wherever possible we will also link with other consultation exercises. If appropriate, we will also consider resourcing other groups to carry out activities.</i></p> <p>We will try to remove the barriers to taking part in consultation wherever possible, for example by providing accessible venues within easy reach, or by providing childcare where appropriate. We will provide suitable refreshments at consultation events.</p> <p>We will ensure that links can be made between the consultation for the LDF and other consultation exercises in the Council by using the mechanisms in place to share details of consultations that are planned with other departments. We will also post copies of LDF consultation reports on the consultation section of the Council website.</p> <p><i>The Spatial Regeneration budget takes into account the need to fund the community and stakeholder involvement set out in this SCI, but will be closely</i></p>

	<p><i>monitored and reviewed as part of the budget forward plan process, and in the light of potential cost pressures.</i></p> <p><i>The Council will use its financial and staff resources in order to undertake community and stakeholder consultation efficiently and effectively. The Council will devise a programme of consultation that is achievable, continuous and effective.</i></p>
<p>Page 33 - Section 3.8 – Monitoring &amp; Mechanisms for Review of the Development Plan</p>	<p>Following advice from the inspector Mr David Robins, we suggest the following additions to Section 3.8 (additions in italics).</p> <p><i>The Council will revise the SCI on a three yearly basis or sooner if necessary having regard to any particular problems or successes that the Council experience in consulting on the LDF. This means that consultation techniques that have not stimulated involvement may be discontinued and other alternative tools and processes may be identified. Analysis of feedback forms for each LDF Consultation and feedback from officers involved in consultation activities will enable the Council to better monitor the effectiveness and scope of community involvement methods as set out in the SCI.</i></p> <p><i>The review will consider any emerging best practice guidance and/or changes in legislation that have been put in place since the SCI was originally published.</i></p> <p>An Annual Monitoring Report on the LDF will be published for information and comment. This will inform the planning policy review process and public involvement opportunities. The Annual Monitoring Report will also be available to view at public access points and on the Council’s web site. Publication of the report will be advertised via the local press, website and other relevant local media as appropriate.</p> <p>A Consultation Statement will be made available at various stages of SPD and DPD preparation. Each Consultation Statement will give details of who was consulted, at what stage, and how views were or were not taken on board and the reasons why. The public will therefore be able to scrutinise the consultation undertaken, and challenge the subsequent policy decisions if consultation was not consistent with that set out in the SCI. The Consultation Statement will be made available at preferred options, submission, and</p>

	<p>adoption stages of DPDs, and at draft and adoption stages of SPDs.</p> <p>All published planning policy documents and summaries, including those on the web site, will contain contact details for the Council's Planning Department, and details of where to find out more information, and how to make comment.</p>
<p>Page 42 – Appendix D – Community Meetings and Forums</p>	<p>We propose the following changes to text (additions in italics, deletions with strikethrough). As we will not be preparing options papers for all DPDs it was felt that it was better to make this paragraph more generic so as not to confuse readers.</p> <p><del>Community Forums are currently undergoing review and may be replaced by a new format</del> <i>have been replaced by a structure of Neighbourhood Management which will enable local involvement as the meetings will occur at ward level. They will be accessible meetings, and will enable better engagement with the wider community.</i> It is therefore proposed that the <del>Community Forums, or their successor, the Neighbourhood Management meetings</del> <i>are visited at each formal consultation stage for each twice for the DPDs. during preparation of the Options papers and the six week Options paper consultation (to provide feedback).</i> It is proposed that the <del>Forums</del> <i>Neighbourhood Management meetings</i> are visited once for the SPDs during the 6 week consultation. Presentations should also include ways for people to give views and ask questions.</p>

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## **Appendix A**

# **Barking Town Centre Area Action Plan**

## **Issues and Options Report**

**July 2007**

**Part of the London Borough of Barking  
& Dagenham Local Development  
Framework**

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## **1.0 INTRODUCTION**

### **a) What is a Local Development Framework?**

- 1.1 The Planning and Compulsory Purchase Act 2004 stipulates that each local planning authority must produce a new set of planning policy documents called the Local Development Framework (LDF). This will replace the existing Unitary Development Plan (UDP) which was adopted in 1995.
- 1.2 The new legislation provides for the existing UDP policies to be saved until they have been replaced. They are currently saved until 27 September 2007 and the Council has recently applied to the Secretary of State to request that selected policies are saved beyond that date until such a time as they are replaced by adopted Local Development Framework documents.
- 1.3 The LDF is a series of documents (Local Development Documents) which set out comprehensively the policies which have been developed to meet the future social, economic and environmental needs and aspirations of the community.
- 1.4 With sustainable development at the heart of the new system, the Council will subject each plan document to a rigorous Sustainability Appraisal. This aims to ensure that social, economic and environmental considerations are incorporated within all plans.
- 1.5 More Information on the LDF process is available in the Local Development Scheme (LDS) and can be viewed on the Council's website: [www.barking – dagenham.gov.uk](http://www.barking-dagenham.gov.uk)

### **b) Role of the Area Action Plan**

- 1.6 Barking & Dagenham's Local Development Framework (LDF) consists of a series of planning documents which collectively will guide the future planning of the borough up until 2020. This Barking Town Centre Area Action Plan (AAP) is one of those documents.
- 1.7 The LDF is led by the Core Strategy which is already at a fairly advanced state of preparation, consultation having been carried out on its Preferred Options Report. The Core Strategy provides the framework for all the other LDF documents and sets out the Council's vision and objectives for planning of the borough.
- 1.8 The Core Strategy also includes a number of strategic policies whilst the more detailed development control policies which will apply across the whole of the borough are contained within the Borough Wide Development Policies document, which has also been through Preferred Options consultation. Collectively, these policies set out the criteria

against which planning applications for the development and the use of land and buildings throughout the Borough will be considered.

- 1.9 The Barking Town Centre AAP is required to be in conformity with the Core Strategy and have regard to the Borough wide Development Policies. Some of the Core Strategy and Borough wide Development Policies are not locationally specific and apply across the Borough and in the great majority of cases, therefore, the AAP will simply note these policies and show where they apply within Barking Town Centre.
- 1.10 One particular instance of this is the issue of flooding. Whilst parts of the Plan area are at significant risk of flooding and we consequently identified this in our March 2007 Sustainability Appraisal Scoping Report as one of the sustainability issues facing the Plan Area, we do not discuss the issue in this Report. This is because it has been part of the borough wide consultation on the Issues and Options for the Core Strategy and the policies for flooding contained in the Preferred Options Reports of the Core Strategy and the Borough wide Development Policies document are regarded as sufficient and appropriate for the AAP area.
- 1.11 There are, however, cases where the Council considers that the particular circumstances of Barking Town Centre may justify a slightly different policy approach. In these cases, such as sustainable construction standards, this Issues and Options Report offers the alternatives of either allowing the borough wide policy to operate within Barking Town Centre or having a specific policy for the area in this AAP.
- 1.12 In some cases, such as car parking standards in the Town Centre, the Core Strategy and the Development Policies document provide specific policy for Barking Town centre. Again, the AAP will simply note that these policies apply although on occasion, this Issues and Options Report may provide greater detail on implementation options.
- 1.13 The boundary of the AAP is shown in Figure 1. This has been drawn to cover not only the commercial and civic extent of the town centre, but also the major residential areas of Harts Lane, the Leftley Estate and the Gascoigne estate and the industrial and former industrial areas such as Fresh Wharf to the south and south west of the town centre itself. This approach is designed to promote the regeneration of the wider area and to make sure that a comprehensive approach is taken to the Town Centre and the surrounding area.



Figure 1: Boundary of Action Plan Area



- 1.14 The AAP will set out policies and proposals to deliver growth stimulate regeneration and protect & improve the physical environment of the centre. It will also allow the Council to promote the extensive opportunities in Barking Town Centre for further housing, community services, retail and leisure development in accordance with the priorities set out in the Core Strategy.
- 1.15 Overall, the AAP will, with the policies of the Core Strategy and Borough Wide Development Policies, establish a statutory basis upon which planning decisions can be made and will build on the extensive work that the Council and its partners have undertaken in preparing the Barking Framework Plan 2003, the non-statutory Barking Town Centre Interim Planning Guidance of December 2004 and the various non-statutory master plans that have been and are being produced for parts of the town centre.
- 1.16 The production of an AAP for the town centre reflects the continuing priority that the Council is giving to the regeneration of the town centre and the surrounding area and the continuing pressure for development. It will also meet the need to provide a statutory and coordinative policy context for the various master plans being developed for parts of the AAP area and development proposals that are being brought forward by the private sector.

### **c) The Process of Plan Preparation**

- 1.17 The first stage was the production of the Sustainability Appraisal Scoping Report and subsequent community and stakeholder consultation on it. This document, which was produced in March 2007, provided an overview of other plans and programmes which provide a context for the AAP, described the existing social, economic and environmental conditions in the Plan area and, from that, identified a series of sustainability issues of concern and a series of sustainability objectives against which the emerging AAP could be tested.
- 1.18 That document and the results of the consultation on it have been central to the production of this Issues and Options Report which is intended to generate discussion and debate about the issues which the AAP will need to address and the potential opportunities for dealing with them. It considers the issues which the Council thinks the town centre will face over the next decade or so and suggests a number of options for addressing them. It will, together with its accompanying Initial Sustainability Appraisal, be the subject of further community and stakeholder consultation.
- 1.19 Once the consultation period has ended, the responses will be addressed in developing the Council's Preferred Options for the future planning of the Plan area, which is the next stage of the process.
- 1.20 The Preferred Options Report will set out the range of policies and proposals which the Council is recommending should form the basis of the AAP. It will take into consideration feedback from community consultation, national and regional planning guidance, relevant area studies, and sustainability appraisal results.
- 1.21 Currently, the Preferred Options Report is due to be published in February 2008 for a six week period of public consultation. Following this the Council will prepare the final version of the Barking Town Centre AAP, taking into account any further comments received, for submission to the Secretary of State in November 2008.

### **d) Sustainability Appraisal**

- 1.22 Sustainable development is the core principle underpinning the LDF process. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, a sustainable, innovative and productive economy that delivers high levels of employment and a just society that promotes social inclusion, sustainable communities and personal well being in ways that protect and enhance the physical and natural environment and optimise resource and energy use.
- 1.23 This means testing the policies and proposals at each stage of the AAP process to assess their potential impact on environmental, economic

- and social objectives and, where necessary, making changes to ensure they are sustainable.
- 1.24 The first stage of the Sustainability Appraisal was the Scoping Report described above. The sustainability appraisal framework it contained has been helpful in developing the Issues and Options set out in this document.
- 1.25 Our Issues and Options is also subject to sustainability appraisal work. An Initial Sustainability Appraisal is currently being carried out on our Issues and Options work. Thirty specific consultation bodies will be included in the consultation on the initial sustainability appraisal work and the work will be published on the Council's website.
- 1.26 We will use the Initial Sustainability Appraisal to help guide us towards our preferred options stage. Our Preferred Options report will be accompanied by a full Sustainability Appraisal report. Both reports will be subject to public consultation simultaneously.

#### **e) Community & Stakeholder Involvement**

- 1.27 Barking & Dagenham's Statement of Community Involvement (SCI) makes it clear that the Council is committed to involving the community and other stakeholders in identifying issues and developing options for the future planning of the borough. Involving local people and stakeholders in the development of the AAP is vital to ensure that the Plan responds to local needs and priorities.
- 1.28 We are interested in the community and stakeholders telling us their views on the Issues and Options for the AAP, including the suggested vision for the Plan area, the suggested objectives for achieving it and the issues and options presented for each objective.
- 1.29 A copy of this report is available to view at Barking Town Hall, Dagenham Civic Centre and at all libraries in the Borough. Further copies of this report are available from the Council on written request or via the Council's website: [www.barking-dagenham.gov.uk](http://www.barking-dagenham.gov.uk)
- 1.30 To help you respond a non-technical summary of this document and an Issues and Options response form are available. Completed forms and other written responses should be sent by **Friday 10<sup>th</sup> August 2007** to:

Adam Alari  
London Borough of Barking & Dagenham  
3rd Floor, Crown House  
6 Linton Road  
Barking IG11 8HG  
Telephone: 020 8227 3897  
e-mail: adam.alari@lbbd.gov.uk

## 2.0 THE PLANNING AND REGENERATION CONTEXT

### a) Regional Policy Context

- 2.1 Barking Town Centre is designated as a Major Centre in the London Plan (2004) and, as such, *"should be considered as an opportunity for more intense development, a more accessible and more sustainable alternative attraction to regional shopping centres outside London and for increasing housing and viable employment capacity"* (London Plan para. 5.89) .
- 2.2 The Town Centre is situated within the London Thames Gateway and the Thames Gateway Interim Plan produced in 2006 by the Department for Communities and Local Government included a Development Prospectus which was specific about the vision for the town centre:
- "With excellent transport links - and further improvements underway – Barking Town centre is an important regeneration opportunity. Together, Barking and Dagenham Council and the LTGDC are promoting a comprehensive regeneration programme. Plans are being prepared to expand the retail offer to attract those UK high street retailers who are normally found in centres of comparable importance. Overall, the town centre will include sites for up to 8,500 new homes. These will include the redevelopment of the Lintons and Gascoigne and Fresh Wharf estates.*
- Barking rail station will be improved and a new multi-modal transport gateway into the town centre will be created. In 2008, a new bus-based transit system called East London Transit will link Barking town centre to Barking Riverside, Dagenham Dock and Ilford. Subsequent phases could be extended out to the proposed Thames Gateway Bridge and to Rainham.*
- In due course, Barking will be more urban, more recognisably part of metropolitan London. Commercial opportunities created by transport links and the development of Barking Riverside will be exploited. It will have a distinct identity based on the heritage of the Abbey, an improved market, new waterfront quarter, specialist retail and new creative and cultural industries."*
- 2.3 The 2005 consultation draft of the East London Sub-Regional Development Framework (SRDF) also supports the case for growth in the Town centre and suggests *"intensification and mixed use regeneration of the town centre including significant new housing, public realm improvements to support its role as a Major centre"*.
- 2.4 The SRDF does not have formal 'Development Plan' status and is not part of the London Plan but, similar to the draft Regeneration & Physical Development Framework for London Riverside produced by the London

Thames Gateway Development Corporation, it will form a policy context for the AAP.

## **b) Local Policy Context**

- 2.5 There are a number of existing local documents which provide a context for the Area Action Plan. These are listed in Appendix 1 but the most important is the Core Strategy of the Local Development Framework with which the AAP is required to be in conformity. The Core Strategy itself is required to be in conformity with the London Plan and to have regard to the Barking and Dagenham Community Plan.
- 2.6 The Council undertook public consultation on its Preferred Options for the Core Strategy of the Local Development Framework between 19 March and 21 May 2007. This document, which took into account the results of public consultation on earlier Issues and Options Topic Papers, sets out a series of strategic spatial objectives for LBB&D which are summarised below:
- *Provide for people's housing needs, now and in the future*
  - *Reduce the need to travel by car and making sure people can safely and easily get to jobs and services.*
  - *Help local people into more rewarding, better-paid jobs.*
  - *Support businesses to develop, be competitive and stay in the borough*
  - *Promote popular town centres that are easy to get to and offer high-quality shops and services*
  - *Make sure new development meet the needs of existing and new communities.*
  - *Make sure new development improves people's quality of life and does not harm the environment.*
  - *Protect and improve nature, our environment and our natural resources.*
  - *Protect and enhance our historic buildings and promoting high-quality design.*
  - *Reduce the dangers of flooding.*
  - *Create pride in the borough.*
  - *Improve the health of local residents by making sure they can use sport, leisure and health services.*
  - *Reduce inequalities, value people's differences and provide facilities for the whole community.*
  - *Use and reuse land and buildings that have been developed before, rather than building on 'green field' land.*
- 2.7 Also of direct relevance are the 2003 Barking Framework Plan, the 2003 Barking Town Centre Action Plan, the 2004 Barking Town Centre Interim Planning Guidance (IPG) which built on it, and the 2005 Barking Town Centre Movement Strategy which provides the transport policy context

for the AAP. These documents were the subject of extensive stakeholder and public consultation and the vision and strategic objectives they included are therefore regarded as a good place to start in developing the vision and objectives for the Barking Town Centre Area Action Plan.

2.8 The 2003 Action Plan set out a series of outcomes to be achieved:

- *A more balanced community living close to the Town Centre.*
  - *4,000 new homes.*
  - *Socially rented homes.*
  - *All social housing having access to the internet.*
  - *All private sector homes to meet the Government's decency standards by 2010.*
  - *Good quality public service facilities.*
  
- *A high quality example of Urban Renaissance in practice.*
  - *An improved and renewed public realm.*
  - *A quality riverside environment.*
  - *Higher quality walking and pedestrian routes.*
  - *A step change in development investment.*
  - *Improved public transport facilities and services.*
  
- *Improvement of Economic & Employment Opportunities*
  - *Substantial commercial/retail investment opportunities.*
  - *An area noted for its cultural activities.*
  - *New jobs.*
  - *Deprivation levels in Abbey and Gascoigne ward reduced*

2.9 These objectives/outcomes were mirrored in the 2004 Barking Town Centre Interim Planning Guidance's strategic objectives for the Plan area:

- *Achieve a more sustainable economy*
- *Improve local people's skills to enable them to widen their employment opportunities and improve their incomes*
- *Improve the image and raise the profile of Barking Town centre*
- *Encourage cultural development and the development of creative industries*
- *Maximise the potential of Barking Town Centre provided by its good transport links, particularly Barking Station.*
- *Improve the quality of the environment and the linkages between key destinations*
- *Improve the quality and range of housing*
- *Ensure that suitable and good quality public service infrastructure is provided, including facilitating good pedestrian and cycle access.*

- 2.10 The Council has recently produced its Regeneration Strategy 2007/12, which was also the subject of public consultation during March, April and May 2007. This contains the 3 high level objectives around the issues of Prosperity, People and Place set out below:
- *Prosperity – Increasing the prosperity of our residents and business community*
  - *People - Improving the quality of life for all people in our community*
  - *Place – Creating an attractive and sustainable place that promotes pride and a sense of belonging*
- 2.11 The strategic objectives from the Core Strategy Preferred Options, the Interim Planning Guidance and the Regeneration Strategy have, together with work on the Sustainability Appraisal Scoping Study been used to develop the draft vision and objectives for the Area Action Plan which are set out in section 3:

### **3.0 DRAFT VISION AND OBJECTIVES FOR THE AREA ACTION PLAN**

- 3.1 Barking Town Centre has a challenging profile. It is at the heart of East London, is a major transport centre minutes from the City and is pivotal to the wider regeneration ambitions of the London Thames Gateway Development Corporation. Equally it has increasing needs from a growing ethnic minority community, high levels of urban deprivation and a lack of quality affordable housing.
- 3.2 To attract people who want to live and work here, Barking Town Centre must offer a high quality of economic, social and environmental regeneration. This must encompass a renewed public realm, a quality riverside environment, improved public transport facilities which in turn will be a catalyst to diversifying the choice in housing type and tenure, retail facilities and employment opportunities. Accordingly the Plan's vision for the Town Centre area is that:

***By 2020, Barking Town Centre will become a vibrant, environmentally sustainable, prosperous and well designed destination with a distinctive character, high quality public realm and excellent transport accessibility. The health, educational attainment and training of the local population will have significantly improved and, in addition to providing significant levels of new homes for all sections of the community, the Town Centre will serve as the retail, leisure, commercial and training centre for the borough residents and grow in vitality and significance as it plays its full part in the expansion of the Thames Gateway.***



3.3 In order to realise that vision and develop the spatial strategy that will deliver it, the Council has produced the set of objectives shown below. These will act as a framework for the development, assessment and monitoring of the policy options and draft proposals to be brought forward.

- 1. To enhance the strength of Barking Town Centre as a major retail, leisure, employment and training location so that it can both meet local needs and fulfil its strategic role within Thames Gateway.**
- 2. To produce an efficient, integrated and sustainable transport system by improving public transport, providing appropriate levels of car parking, improving conditions for cyclists and pedestrians and reducing reliance on the car.**
- 3. To maximise the provision of high quality housing, including affordable housing, whilst seeking to provide greater variety of housing tenure, size and type**
- 4. To improve the health, educational attainment and training of local people and to ensure that all new development, including the provision of new health, education, training and community facilities, builds on local strengths, promotes a sense of pride and fosters community cohesion.**
- 5. To ensure that new development and improvements to the Public Realm are of high quality design, promote public safety and protect local character and visual quality, including the protection and improvement of Conservation Areas and Listed Buildings**
- 6. To protect and improve the accessibility and the quality of parks, open spaces and river corridors within the Plan area, including, where relevant, their biodiversity importance**
- 7. To promote sustainable design and construction in new development including flood protection and low to zero carbon development**
- 8. To secure appropriate developer contributions to assist in meeting the key priorities of the Plan area.**

## **4.0 ISSUES AND OPTIONS FOR THE ACTION AREA PLAN**

- 4.1 In a fast changing regeneration area such as Barking Town Centre, the future of many sites is already determined with some developments such as Phase 1 of Town Square already under construction and other developments already in receipt of planning permission and about to start on site.
- 4.2 The AAP accepts these existing planning permissions as fixed points. However, in terms of areas or issues where there is a Council decision taken outside of the statutory planning system or where they are included in an adopted or emerging non-statutory master plan, these are not regarded as fixed points and therefore, together with where genuine issues remain unresolved and alternative options for dealing with them do exist, they are set out below.
- 4.3 Drawing on the evidence base which is summarised in the March 2007 Sustainability Appraisal Scoping Report, the issues are grouped under the relevant draft objective.
- 4.4 For each, the issue is briefly summarised under the heading of "what we already know", various options are then presented and finally what the Preferred Options Report of the LDF Core Strategy and, on occasion, the Borough wide Development Policies document say about the issue.
- 4.5 At the time of drafting this Issues and Options Report, the LDF Core Strategy and the Borough wide Development Policies document were only at Preferred Options stage and their content not necessarily what the final LDF will contain. Some of the issues and options set out in this Report overlap or duplicate the policies and proposals of those documents.

**Objective 1: To enhance the strength of Barking Town Centre as a major retail, leisure, employment and training location so that it can both meet local needs and fulfil its strategic role within Thames Gateway.**

### **BTC ISSUE 1: The shopping role of Barking Town Centre**

#### What We Already Know

- 4.6 Barking town centre has about 260 shop units with a total floor space of just under 50,000 square metres and 1,000 employees. The majority of shoppers using the centre live very close to it. Approximately £125 million a year is spent in Barking town centre shops.
- 4.7 Vicarage Field is Barking's main shopping centre and was opened in 1991. There is outdoor shopping in East Street, Station Parade, Ripple

Road and London Road. There is additional shopping outside of the town centre, with Tesco at the London Road/A406 junction, the Abbey Retail Park and Wickes DIY store on the Roding Trading Estate. There is a small shopping parade within the Gascoigne Estate the future form, role and boundary of which will need to be addressed in any renewal of the Estate and in the AAP Preferred Options.

- 4.8 Barking Town Centre has many shops selling everyday things such as food but it lacks a department store and has fewer nationally recognised shops and shops selling items such as clothes, shoes and furniture than would be expected for a major centre. This means that many local people use other centres such as Romford and Ilford.
- 4.9 It does, however, have a local distinctiveness with a large number of smaller units offering the scope for the starting up retail businesses including those from ethnic minorities. Barking town centre also has a high number of service uses such as banks, estate agents, restaurants and, particularly, hot food takeaways. It has relatively few vacant shops.
- 4.10 Barking is defined as a Major Centre in the London Plan shopping hierarchy and although it has some sub- regional significance in respect of Thames Gateway, it is not a Metropolitan Centre like Romford and Ilford.
- 4.11 Barking Town Centre is ideally placed to capture spend from the proposed new growth areas within the Thames Gateway. The significant levels of housing proposed at Barking Riverside, elsewhere within London Riverside and in the town centre itself will significantly increase the size of the catchment population in the period up to 2020 and this will be the main driver for increased retail spending in the area. Key to Barking town centre capturing this spend will be the need to ensure that transport links are improved between Barking and London Riverside and in this regard the proposed East London Transit is a key scheme.
- 4.12 The 2004 Retail and Leisure Capacity Study looked at 2 scenarios for retail growth, the first assuming no change in the existing market share of competing centres for this increased available expenditure. The second assumed retail development to support the new communities at a new District Centre in London Riverside which would impact on Barking Town centre's ability to capture convenience goods spend from that area.
- 4.13 The net retail floor space growth implications for the town centre of each scenario are set out below:

Goods	2011 ( sq m)		2016 ( sq m)		2025 ( sq m)	
	Scenario 1	Scenario 2	Scenario 1	Scenario 2	Scenario 1	Scenario 2
Comparison	3,350	6,400	11,450	15,350	27,000	32,500
Convenience	450	300	1,350	1,000	2,700	2,100

<b>TOTAL</b>	<b>3,800</b>	<b>6,700</b>	<b>12,800</b>	<b>16,350</b>	<b>29,700</b>	<b>34,600</b>
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- 4.14 There are opportunities for retail expansion in the town, possibly with an extension of Vicarage Field shopping centre or as part of mixed use developments fronting onto main thoroughfares such as Ripple Road, the new Town Square and London Road.

What are the Options?

**BTC ISSUE 1: Option 1**

Try to expand Barking to the extent that it meets the Metropolitan Centre designation criteria of the London Plan and can effectively compete with Lakeside and the adjacent strategic centres of Ilford and Romford.

- 4.15 The Council is of the view that such an option is not realistic and it would not comply with the LDF draft Core Strategy as it is currently set out. The 2004 Retail and Leisure Capacity Study indicated that even allowing for the great increase in new homes in Barking Riverside and in the Town Centre itself and the consequent increase in spending, Barking will not be able to support an expansion on a scale to compete with these higher order centres.
- 4.16 This view is reinforced by the proposed development of a new strategic centre – Stratford City – within the sub region and the improvement of transport links and particularly East London Transit, which will make access for local residents to shopping at Romford, Ilford and Beckton quicker and more reliable.

**BTC ISSUE 1: Option 2**

Encourage additional shopping in the Town Centre in line with the 2004 Retail and Leisure Capacity Study so that, whilst maintaining its local distinctiveness, it can better perform its Major Centre role.

- 4.17 Whilst it will be important to ensure that Barking retains its character and does not become a bland shopping centre, this option would provide improved comparison shopping not only for the immediate population but also for people elsewhere in the Borough including the new communities at Barking Riverside for whom Barking will be their nearest Major Centre. This option would also be in line with the London Plan and the Council's emerging Core Strategy.

What the Core Strategy Preferred Options say:

- 4.18 Policy CM5 (Town Centre Hierarchy) of the Core Strategy makes clear that Barking will remain the most important town centre in the LBB&D shopping hierarchy and will be retained as a major town centre. It also defines the small shopping parade within the Gascoigne Estate as a Neighbourhood Centre.

- 4.19 Policy CM5 also proposes that, in line with Scenario 2 of the 2004 Retail and Leisure Capacity Study, an additional District shopping Centre at Barking Riverside will be created and added to the shopping hierarchy.

## **BTC ISSUE 2: Primary and secondary shopping frontages**

### What We Already Know

- 4.20 In order to protect the character of the heart of Barking Town Centre, the existing Unitary Development Plan designated a prime shopping area and, within that, a series of frontages where no more than 15% of the frontage length will be permitted to be in non retail use. However because the plan recognised that some non retail uses such as banks, building societies and restaurants are required for the efficient functioning of the Town centre, it also designated a Secondary Shopping Area where up to 33% of specific frontages will be allowed to be in non retail use. It also designated a number of frontages towards the edge of the centre where there are no limits on changes of use from shops to such uses. All the frontages are shown in Schedule 3 to this Report.
- 4.21 Since the UDP was adopted in 1995, there have been numerous changes of use in Barking Town Centre and several major development or redevelopment schemes. In the light of this, the preparation of this Area Action Plan raises the opportunity to assess whether changes need to be made to the boundaries of the prime and secondary shopping areas and the extents of the primary, secondary and unprotected frontages within those areas. It also provides an opportunity to place greater controls on specific uses, such as hot food takeaways, if this is thought to be necessary, justifiable and appropriate.

### What are the Options?

- 4.22 The prime shopping areas of the Town Centre are tightly drawn and in the light of this and the desire to enhance Barking's retail role, it may be considered that there is no scope for re-designating any of them as secondary frontage. Similarly it may be that none of the areas currently designated as secondary frontages should, because of their location, unit size and current retail performance, be re-designated as prime frontage. There may be a case, however, for some of the secondary frontages to become unprotected.

#### **BTC Issue 2: Option 1**

Maintain the existing designations, i.e., the prime and secondary shopping areas and primary, secondary and unprotected frontages within them as set out in the Unitary Development Plan.

- 4.23 This would not take into account changes that have taken place in Barking Town Centre that have taken place since the UDP was adopted

in 1995, or the recent or planned redevelopments taking place in the town centre area.

### **BTC Issue 2: Option 2**

Redefine the prime and secondary shopping areas and the primary, secondary and unprotected frontages to take into account changes in use that have happened in Barking Town Centre that have taken place since the UDP was adopted in 1995, and to take into account changes to the form and layout of Barking Town Centre resulting from major developments and redevelopments that have taken place or that are under way.

#### What the Core Strategy Preferred Options say:

- 4.24 It is the Borough Wide Development Policies Preferred Options document which in this instance provides a context for the AAP. Policy BE1 (Protection of Retail Uses) says that in Barking Town Centre, a maximum of 15% of primary shopping areas and 30% of secondary shopping areas will be permitted for non A1 uses. These percentages will also not be permitted to be exceeded in individual frontages in the primary or secondary shopping areas. In respect of hot food take-aways the policy restricts them to a maximum of 15% of both the individual frontage and the centre as a whole.
- 4.25 The policy makes no assessment of the continuing validity of the UDP definition of the prime & secondary shopping areas or of the extent of the primary, secondary or unprotected frontages, appropriately leaving this to the AAP.

### **BTC ISSUE 3: Edge of Town Retailing**

#### What we already Know

- 4.26 The Council originally opposed the large Tesco store at the junction of London Road and the A406 because of concerns about its impact on the vitality and viability of the Town Centre. However, permission was granted on appeal to the Secretary of State. The store is currently some 40,000sq ft which is now relatively small for such stores and is trading so strongly as to raise the issue about the whether the Plan should seek to accommodate further major food retailing in the Plan area.
- 4.27 Such stores now tend to be much larger with closer to 100,000sq ft being not uncommon. Space constraints and traffic generation implications mean that there is little or no scope to accommodate such a store within the Town Centre itself. Indeed there are very few suitable sites in the whole Plan area which would have the capacity to absorb such a store, although the Abbey Retail Park or the northern extent of the Gascoigne Estate on Ripple Road may offer opportunities.

- 4.28 It should be noted that, although this work is currently being revisited, the Retail and Leisure Capacity Study undertaken for the Borough in 2004 by CB Richard Ellis, identified the need for only a very minor increase in food retailing in Barking Town Centre.
- 4.29 The Abbey Retail Park is a low density single storey development including electrical, home furnishing and DIY stores. It appears to be underperforming in trading terms whilst its undistinguished appearance makes a very poor setting for the heritage sites at Barking Abbey.

What are the Options?

**BTC Issue 3a Option 1**

Allocate a site for a large food superstore

- 4.30 In order to allocate a site, the Council would need to undertake the sequential tests set out in Planning Policy Statement 6 in order to assure itself that there was no appropriate site in the Town Centre and that the chosen site was as close as possible to it.
- 4.31 The allocation of a site would almost certainly mean a greater floor space than the existing out of centre store and thus, if the location is not carefully chosen, potentially greater trade diversion and impacts on the vitality and viability of the Town centre. Also if the site were to be allocated closer to the Town centre such as the northern extent of the Gascoigne Estate, it would mean that the large volumes of traffic attracted to the store could generate congestion on the town centre road network.
- 4.32 The allocation of a specific site is likely to reduce the potential for proposals to be brought forward for other less appropriate sites within the Plan area.

**BTC Issue 3a Option 2**

Do not allocate a site for a large food superstore but rely on Government and Local Development Framework policies to respond to proposals that may be brought forward

- 4.33 This option is more reactive than Option 1 but still gives the Council the opportunity to assess the impacts on the Town Centre of any proposals for a new store or an extension to an existing one that may be brought forward.

**BTC Issue 3b Option 1**

Allow the redevelopment and expansion of retail warehousing on the Abbey Retail Park site but including some housing at upper levels.

- 4.34 This option would provide local residents with additional shopping which, provided the types of uses and unit sizes are controlled, should pose little threat to the Town Centre. Redevelopment, particularly with the inclusion of housing above the new stores would offer the opportunity to secure a significant improvement in both the design quality on site and the setting for the Abbey Ruins and St Margaret Churchyard.

**BTC Issue 3b Option 2**

Seek an education or an entirely housing scheme on the Abbey Retail Park site

- 4.35 Although such an approach would offer the same, if not greater, scope for design quality improvements, it would decrease local shopping opportunities. In respect of education, the site could offer scope for a 14-19 skills centre or for a replacement site for either or both of the St Margaret's and St Joseph's Primary Schools which have no scope for expansion of their existing sites. In respect of an entirely housing option, as the site is not included in the current assessment of the capacity of the Plan area to deliver additional housing, any new homes here would be extra to the 5,150 additional homes currently identified (see Issue 11 below).

**BTC Issue 3b Option 3**

Allow a site swap between the Abbey Retail Park and Tesco

- 4.36 This would see the retail warehouses located closer to the A406 and the food store brought slightly closer to the Town Centre, again including some housing at upper levels. Such an approach to the location of a new food store would fit closer to the sequential policy tests although this would not be the case in respect of the retail warehouses. In respect of the option offers similar design quality benefits, although it should be noted that the Council has, in the past, refused an application for a food store on the site and successfully defended the decision at appeal.

What the Core Strategy Preferred Options say:

- 4.37 Policy CE1 requires that retail development should be focused & consolidated at centres within the hierarchy but does suggest that expansion of the Abbey Retail Park may be permitted if need and capacity can be demonstrated.
- 4.38 Policy BE3 of the Borough wide Development Policies document sets criteria by which out of centre retail development will be judged and central to that is the requirement that proposals should demonstrate that:
- They do not undermine the vitality and viability of the town centre



- The sequential test has been applied to ensure that there are no more sequentially preferable sites

## **BTC ISSUE 4: Office Development**

### What we already Know

- 4.39 Barking Town Centre contains a number of significant commercial and public administration office buildings. There are some 50,000 square metres of office floor space within the Town centre, employing some 2,000 people. However, much of the existing office stock is becoming dated and may not meet the needs of current and future potential occupiers.
- 4.40 Whilst there appears to be demand from the public sector for more office space in the Town centre, the commercial office market in Barking is currently considered to be stagnant (London Office Policy Review 2004). However, the 2006 draft Sub-regional Development Framework for East London placed Barking Town Centre in the category of a centre where “*some office provision could be promoted as part of a wider residential or residential and retail/leisure mixed use development*”.
- 4.41 LB Barking and Dagenham’s *A snapshot of the Barking Town Centre Office Market: Current and Prospective* (March 2005) suggested that either the Town Square (where work is now in progress) or the Station Quarter should be the main focus for office growth, but that it was unlikely that would be able to support the development of both.

### What are the Options?

#### **BTC Issue 4 Option 1**

Accept that Barking has no increased role to play as an outer London suburban office centre and therefore not seek to encourage further office development.

- 4.42 Whilst this would reflect the view of the current suburban office market, such an approach ignores the attractions to office occupiers that Barking Town Centre’s excellent location and transport links with the City offer.

#### **BTC Issue 4 Option 2**

Encourage the growth of office space within the Town Centre.

- 4.43 The Council and LTGDC are currently reassessing the demand for offices in Barking Town Centre. If sufficient demand is found, a second option would be to encourage the growth of office space within the Town Centre in general or at particular locations such as Town Square or around Barking Station. An expansion of commercial office floor space

in the town would assist in maintaining the vitality of the town centre and increase the availability of local jobs. It can also be a spur for wider improvement such as providing a stronger and more attractive lunch and evening environment and economy for workers & residents for example through the creation of new public spaces and cafés & restaurants.

What the Core Strategy Preferred Options say:

- 4.44 The Core Strategy does not set targets for the provision of additional office space in the Borough but policy CE 2 makes it clear that Barking Town Centre would be the preferred location for any additional office development in the borough.

**BTC ISSUE 5: Hotel Development**

What we already know

- 4.45 There is a cluster of budget hotels which were built during the 1990s fronting onto the A406. These hotels are on the fringe of the AAP area and have little relationship to it due to the lack of direct, easy and pleasant access to the Town Centre. The hotels are, however, successful and are currently seeking to expand.
- 4.46 At present, there are no hotels within the commercial heart of the Town Centre. However Barking's proximity to London and its excellent public transport links to it could make it a suitable hotel location, particularly if Barking Town Centre were to develop greater suburban office and tourism roles.

What are the Options?

**BTC Issue 5 Option 1**

Encourage the provision of hotel development within the Town Centre.

- 4.47 The plan could achieve this by either (if there is shown to be sufficient demand) specifically allocating a site or sites for new hotels in the town centre or alternatively by expressing support for the concept but relying on the retail and town centre policies in the Core Strategy and BWDP to allow any applications for hotel uses to be considered on their merits through the development control system.

**BTC Issue 5 Option 2**

Rely on the cluster of hotels fronting onto the A406.

- 4.48 If it is accepted that there is likely to be no market for a Town centre hotel in Barking, then the Plan area will need to rely for hotel facilities on the existing cluster of hotels fronting the A406 either in their existing

form or following expansion if they seek it and it is approved. Any expansion could be accompanied by measures to provide better pedestrian links with the Town Centre from them in order to secure some benefit to the town centre economy from those staying there rather than, as at present, these functioning as motels with little or no relationship to the surrounding economy.

#### What the Core Strategy Preferred Options say

- 4.49 Policy CP 4 says that proposals for a wide range of visitor accommodation such as hotels will be supported in Barking and Dagenham and that such accommodation should be situated in town centre locations, unless there are no suitable sites. Where possible, tourist accommodation should be located in close proximity to tourist attractions and tourist facilities.

### **BTC ISSUE 6: The Future of the Street Market**

#### What we already know

- 4.50 The general goods and produce market of some 135 stalls operates in East Street, Ripple Road and Station Parade on Tuesdays, Thursdays and Saturdays and more frequently in the run-up to Christmas. It is recognised as a successful private-public partnership that contributes a sense of vibrancy and village atmosphere to the Town centre. The occasional Farmers' Market and the French Market have introduced specialist market niches to Barking and there may be scope for developing further specialist markets in the town.
- 4.51 The market is very successful and has made a significant contribution to the revitalisation of the Town centre and, as the stallholders and the range of goods sold are ethnically diverse, the market is a positive force for social cohesion. There is, however, still scope to develop the market further to attract a more diverse range of customers and to enhance its role as a visitor attraction.
- 4.52 If the Market is to retain its existing size, relocation of part of it will be necessary before the current Transport for London proposals for the East London Transit along Station Parade and Ripple Road are implemented in early 2009. (See Issue 9 below) The Council recently adopted a Framework for the development of the London Road/North Street area which proposed a new square off East Street and to the rear of the Methodist Church which could, amongst other things, accommodate the relocated market stalls.

#### What are the Options

#### **BTC Issue 6 Option 1**

Reduce the size of the market if East London Transit goes ahead.

- 4.53 The Council would have significant reservations about this option in the light of the major role that the market plays in the viability of the Town Centre as a whole.

#### **BTC Issue 6 Option 2**

If East London Transit goes ahead, re-provide space within the Town Centre for the displaced market stalls.

- 4.54 Opportunities to re-provide the displaced market stalls within the Town Centre do exist, including within the new square off East Street if this scheme is taken forward as part of the proposals for the London Road/North Street block. This would mean that the size of the market can be maintained.

#### What the Core Strategy Preferred Options say:

- 4.55 The Core Strategy and Borough Wide Development Policies Preferred Options reports do not contain any specific policies in respect of the market. However, Borough Wide Development Policy BE2 sets out a number of criteria for town centre development proposals. These criteria cover design considerations and also vitality, viability and regeneration issues. The continuation of the street market in its current location or a new one would meet several of these criteria.

#### **BTC ISSUE 7: The Evening Economy**

##### What we already know

- 4.56 Barking town centre currently has a very limited evening economy. Although it is home to a number of restaurants, cafes, pubs and bars and a theatre, the cinema in the Town Centre closed in 2000 and the Legends nightclub at the end of 2006. This sector of the economy is already important for jobs and has the potential to become even more so both for jobs and for the town's image and prosperity.
- 4.57 Suggesting that the evening economy should be developed can often give rise to concerns that this will mean a significant increase in chain bars and late night entertainment venues aimed at the predominantly young 'vertical drinking' market which present challenges for the police, transport providers and communities generally. Such evening activities can have the effect of increasing the fear of crime and discouraging other sections of the community from using the Town centre in the evenings.
- 4.58 However, these issues can be managed and the evening economy can take a more balanced form by providing more family oriented leisure

facilities such as restaurants so as to provide a balanced evening economy which has attractions for all sections of the community. This may become particularly important given the projected significant increase in the residential population in the town centre and nearby Barking Riverside.

- 4.59 We know from the results of earlier public consultation on the Barking Town Centre Interim Planning Guidance that people expressed support for the concept of a night time economy around Barking Station provided that the types of uses were well balanced.
- 4.60 In late 2006, the London Thames Gateway Development Corporation and the Council commissioned the production of a master plan to cover the River Roding area including Town Quay, the Freshwharf Estate and Abbey Road. This is discussed in more detail below but the emerging master plan suggests that there is significant scope for the inclusion of restaurants and bars in mixed use schemes which would not only contribute to the regeneration of the river area as well as helping to achieve the strategic objective of better linking the Town Centre with the historic riverside area.

#### What are the Options?

- 4.61 There are two sets of options under this issue: one relating to the scale and nature of the evening economy and the other relating to possible locations for such uses.

#### **BTC Issue 7a Option 1**

Make no provision for additional evening leisure uses.

- 4.62 This approach would minimise the potential risks associated with a drinking based evening economy (anti-social behaviour, crime and amenity), but also limits the leisure opportunities for local people and the scope for additional employment.

#### **BTC Issue 7a Option 2**

Positively encourage the growth of a vibrant evening economy in the Town Centre.

- 4.63 This option would be to positively foster the growth of a vibrant evening economy in the Town centre by encouraging the inclusion of leisure uses including bars and late night entertainment venues within new developments and taking a positive view about changes of use of existing shops to leisure uses.

#### **BTC Issue 7a Option 3**

Positively foster the growth of a more family oriented evening economy in the Town centre

- 4.64 This option would encourage the evening economy but seek, either through planning or licensing controls, to set an upper capacity limit for the vertical drinking bars and late night entertainment venues uses in the town centre and aim to provide evening uses suitable for all sections of the community including families.

**BTC Issue 7b Option 1**

Concentrate evening economy uses within the Town Centre

- 4.65 There are benefits to concentrating evening economy uses within the Town centre and particularly around the Station in that it enables people to arrive by public transport and to be readily dispersed at the end of the evening. The area around the Broadway theatre may also be appropriate because of its relative proximity to Barking station and the fact that with the theatre itself there is the beginning of a cultural hub.
- 4.66 The possible problem with such an approach is that the over concentration of such uses in a relatively small area can, whilst being good for vibrancy, cause noise and public order difficulties. This is more of a problem in the light of the growing numbers of people who will be living in the Town centre and who would be impacted upon.

**BTC Issue 7b Option 2**

Allow evening economy uses within the Town centre but also provide such uses within Town Quay and the River Roding Area.

- 4.67 This would provide a greater distribution of evening economy uses through the wider Barking Town Centre area, and also provide a night time economy which can provide for the needs of the residents of the new housing likely to be brought forward in the area. It could also support the proposed cultural industries quarter (see Issue 8 below) and reinforce and strengthen the links between the Town centre and the waterfront.

What the Core Strategy Preferred Options say:

- 4.68 Policy CE1 says that a night-time economy in town centres is encouraged providing measures are in place to ensure any associated disturbances, such as fear of crime or excessive noise levels, are kept to a minimum. Policy BE4(Managing the Evening Economy) in the Borough Wide Development Policies Preferred Options report states that food and drink premises and late night entertainment and cultural uses are appropriate in locations along Broadway, in the Station Quarter and in other areas that may be identified in the AAP.

## **BTC ISSUE 8: Employment Land**

### What we already know

- 4.69 Whilst manufacturing industry is no longer a major employer in the Barking Town Centre area, it is important that employment land be retained in order to safeguard and enhance employment opportunities for local residents. It is also important to promote a compatible mix of employment uses on such land in order to ensure that there is a genuine range of employment opportunities. The majority of the employment land in the Barking Town Centre area lies close to the River Roding.

### Fresh Wharf Estate

- 4.70 This area, bounded by west bank of the river, the A406 North Circular and Highbridge Road is of a degraded nature but contains some light industry and vacant land. It is designated as employment land in the Council's existing Unitary Development Plan. Although new business units have been developed on part of the site, the Barking Town Centre Interim Planning Guidance of 2004 identified the rest of the site as being suitable for a mix of uses including high density housing of high architectural quality. The site is currently the subject of an outline planning application for mixed use development.

### The Gascoigne and Hertford Road Business Estates

- 4.71 These are key employment sites for business and industrial development, with good access to the A406 and are important to the area because of their good access, and scope for attracting new investment for the local economy.
- 4.72 Development within the Hertford Road area includes small industrial units and larger modern buildings with large car parking areas, delivery space and some landscaping. Although the smaller buildings are generally older and of a poorer quality, redevelopment proposals for some sites have been coming forward. The Gascoigne Road business area which contains some fairly modern buildings is divided into two parts with the larger part's boundaries being the A13 to the south and the River Roding to the west with the Abbey Road area next to its most western point.

### Cultural / Creative Industries Quarter

- 4.73 The area bounded by Abbey Road and the eastern bank of the river (referred to as the 'River Edge Strip' in the Barking Town Centre Interim Planning Guidance) is largely disconnected from the Town centre and despite containing the historic Malthouse and Ice House buildings in the area south of the Town Quay, has a mix of low grade industrial and

storage uses which do not respond well to the unique characteristics of the area.

- 4.74 The Barking Town Centre Interim Planning Guidance of 2004 proposed the establishment of a 'creative industries complex' in this area and this concept is being developed through the River Roding master plan being produced by the London Thames Gateway Development Corporation.

#### Location for a new Business Centre

- 4.75 The Council and partners would like to set up a new business centre close to the Town centre as part of the Local Employment Growth Initiative. (LEGI) This would offer some 30,000 sq ft of small office and workshop space with significant on site business support with the intention of providing a supportive environment and incubation space for newly set up local companies. This will provide start up space for around seventy businesses and a projected employment of some 150 people. The concept is to encourage new businesses, which, if they thrive, will move onto bigger premises freeing up the space for further new businesses.
- 4.76 Because of some similarities between the two initiatives, the Business Centre could be included within the Cultural / Creative Industries Quarter (see above), although the Council is currently exploring the potential for it to be part of the redevelopment of the Lintons site.

#### What are the Options

- 4.77 Three sets of options have been identified in relation to employment land:
- 8a: three options on the retention or release of currently protected employment land
  - 8b: two options on the future of the Abbey Road site
  - 8c: two options on where to locate the proposed LEGI Business Centre

#### **BTC Issue 8a Option 1**

Protect the existing employment land in the Fresh wharf Estate, Hertford Road and Gascoigne Business Park for employment purposes.

- 4.78 Whilst such protection ensures land for employment uses, the LBB&D Employment Land Review has already indicated that some sites, including part of the Freshwharf site can be released from employment designation and be earmarked for regeneration uses



### **BTC Issue 8a Option 2**

Release part of Fresh Wharf Estate for a high quality mixed use development including housing.

- 4.79 This option would assist in meeting the targets for additional housing within the Town Centre area, assist the regeneration of the waterfront and would also generate significant improvements to the environment, character and image of the area
- 4.80 Whilst there may be concern about the potential loss of jobs, the redevelopment of the Fresh wharf site will actually generate more jobs on half the site than the previous low grade storage and industrial uses on the whole of the site as the employment density of the new modern units is significantly higher.

### **BTC Issue 8a Option 3**

Release part of the Gascoigne Business Park as part of a land swap with existing residential land on the north side of the A13.

- 4.81 Although it contains a number of fairly new buildings, there may be merit in considering a land swap between the areas closest to the housing off Abbey Road and existing housing land on the northern side of and facing directly onto the A13. Such an approach would have the ability to provide additional quality housing, improve the living conditions for the existing residents and provide the relocated business with a high profile site with direct access from the A13.

### **BTC Issue 8b Option 1**

Develop the Abbey Road site around Malthouse for cultural and creative industry uses.

- 4.82 The suggested main uses for the 'creative industries complex' are regarded as being workshops, studios and live-work units but other cultural and creative activities, such as museums, public halls, libraries, art galleries, exhibition halls, non-residential education and training centres could be appropriate as well as small to medium food and drink establishments. Such development could contribute towards local distinctiveness and diversify the economic base of Barking, providing skills and employment opportunities and contributing towards regenerating the riverside.

**BTC Issue 8b Option 2**

Develop an entirely residential scheme on the Abbey Road site around Malthouse.

- 4.83 This option would not allow the employment and regenerative benefits of the cultural/creative industries option to be achieved. Whilst it would provide for additional housing, this is not an element of the current estimate of the capacity of the Plan area to provide additional homes. (see Issue 11 below)

**BTC Issue 8c Option 1**

Include the LEGI Business Centre within the cultural/creative industries quarter.

- 4.84 There are concerns that the Business Centre could detract from the central thrust of the cultural / creative industries quarter initiative, and also about the distance of the site from Barking station and the public transport accessibility that this brings.

**BTC Issue 8c Option 2**

Include the LEGI Business Centre within the Linton's redevelopment.

- 4.85 The Lintons site, the possible future of which is discussed in Section 5 Site Overview, is located in the heart of the Borough's most deprived wards, is very close to Barking Town centre and Barking Station with good public transport accessibility to most of the Borough and central London/Canary Wharf.

What the Core Strategy Preferred Options say:

- 4.86 Hertford Road, the Gascoigne Business Park and part of the Fresh wharf Estate are proposed for designation as Locally Significant Employment Land in the Core Strategy. As such Policy CE 3 seeks to safeguard these sites for employment purposes subject to possibly allowing the partial release of designated employment land for other uses (such as housing) where it can be demonstrated that the remaining part of the employment land can be more intensively developed to ensure that there will be no net loss in employment provided and/or redevelopment will provide for the needs of small and medium enterprises through the provision of affordable workspace.
- 4.87 The Core Strategy also refers to Stage One of the Borough's Employment Land Review which recommended that part of the

Freshwharf site should be released from employment use and be earmarked for mixed use regeneration activity.

- 4.88 Policy CE5 says that, in order to strengthen the role of an emerging growth sector, the Council will safeguard part of Abbey Road, Barking Town centre as a Cultural Quarter. The Council has plans to establish a creative industries complex' based around the historic Malthouse and Ice House Buildings in the area south of the Town Quay. The main uses for the "creative industries complex" include proposals for workshop studios and live – work units. The council will consider small and medium outlets selling hot food which are ancillary and complement the general character and nature of this conservation area.

**Objective 2: To produce an efficient, integrated and sustainable transport system by improving public transport, providing appropriate levels of car parking, improving conditions for cyclists and pedestrians and reducing reliance on the car.**

### **BTC ISSUE 9: Sustainable Local Transport**

#### What we already know

- 4.89 The 2005 Barking Town Centre Movement Strategy provides the main policy context for the development of transport issues and options. Easy access to and from Barking town centre is extremely important if it is to continue to thrive as a place to live and work. In particular, Barking's ability to realise its potential depends on capturing spend from growth areas like Barking Riverside. Ease of access is also an important criterion for attracting future employers and is also a key driver for residential development.
- a) Car usage
- 4.90 Nearly 53% of households in the Plan area do not own a car, a very high figure compared with both LBB&D as a whole and with Greater London. This could be partly due to high levels of deprivation meaning many households cannot afford a car and partly due to some households choosing not to have a car because of Barking town centre's very good public transport links, particularly into central London.
- 4.91 33% of journeys to work by residents of the Plan area are predominantly as car driver/passenger compared with 45% for the Borough as a whole: 48% are predominantly by train/underground/bus compared with 37% for the Borough.
- 4.92 The routes into the town centre and particularly the inner ring road experience minor levels of congestion and queuing traffic during peak hours. At these times buses can be delayed particularly along Station Parade and at the Longbridge Roundabout. In contrast, during other

times the road system can adequately cater for existing levels of vehicular demand and there is little queuing and delay experienced by traffic.

- 4.93 Transport for London has set a target of limiting traffic growth in LBB&D to less than 6% between 2001 and 2011. Although TfL also set a target of less than 1% growth in outer London strategic town centres, the Borough has taken the view that this does not apply to Barking town centre since it does not fulfil that criterion.
- b) public transport
- 4.94 Barking Town Centre has a high level of accessibility by public transport, with significant rail, underground and bus services. It is rated as having a Public Transport Accessibility Level of 6, the highest ranking in the Transport for London methodology.
- 4.95 London to Southend mainline trains call at Barking station with journey times to London Fenchurch Street less than 15 minutes. There are also mainline services connecting Barking to Gospel Oak and both the District and the Hammersmith and City Lines provide east-west links into Central and West London.
- 4.96 Barking is a major bus hub offering interchange facilities with rail and underground services at Barking Station and 10 different routes serving the whole Borough and a wide area of north east London.
- 4.97 Barking Station is the busiest station in the borough with some 30,000 passenger movements on an average weekday and is the focus of considerable interchange between different modes of transport. This level of usage does present its own problems. It suffers from a very congested layout both in the passenger concourse and outside where there is both a bus stop/lay-by and a taxi rank. The Council intends to work with Transport for London, C2C and London Buses to secure a remodelled station which satisfactorily addresses the issue but solutions need to take into account that the Station building is a Listed Building,
- 4.98 The first phase of the East London Transit will connect Ilford to Barking Town Centre and later phases will link it to Barking Reach and the Thames Gateway Bridge. It is likely to be bus based and apart from involving substantial road space reallocation throughout the Plan area, may exacerbate the situation at Barking Station since it will introduce more vehicles, generate higher patronage than existing bus routes and therefore lead to greater levels of activity around and in the station.
- 4.99 Although East London Transit would bring people into the heart of the town centre, help with the regeneration of the Town Centre and facilitate public realm improvements, it does increase pedestrian/vehicular conflict particularly within the Town Centre where the route travels along both

Station Parade and Ripple Road and potentially prejudices the functioning of the 3 day a week Street Market (see Issue 6 above)

4.100 Whilst public transport links are particularly good in Barking Town Centre, this accessibility decreases towards the edges of the Action Plan area, although it only reduces to a Level 4 and it is possible that East London Transit will, by improving public transport connections between Barking and surrounding residential areas as well as with the London Riverside development areas on and to the south of the A13, have the potential to increase this in some areas.

c) pedestrians and cyclists

4.101 Although there are some 2 kilometres of cycle paths in and around the town centre and Department of Transport figures suggest that average daily pedal cycle flows have increased fairly significantly between 2002 and 2005, the Barking Framework Plan and the Barking Town Centre Movement Strategy 2005 both recognised that conditions for pedestrians and cyclists throughout the town centre need to be improved

4.102 Routes do not always reflect cyclist desire lines, no cycle provision is made on footbridges over the railway or the river Roding and the cycle lanes on the Northern Relief Road are alongside fast moving traffic. There is also a shortage of suitable cycle parking facilities within the town centre and particularly at Barking Station.

4.103 Pedestrians also experience significant severance of the town centre from the surrounding residential areas because of the Northern Relief Road, Abbey Road and St Paul's Road and the high volume of vehicles using them. The railway tracks are a further source of severance since crossings are not on pedestrian desire lines and where there are bridges, the routes are remote and not adapted for use by the mobility impaired. In addition, there are a number of badly lit subways which are intimidating to use, particularly at night although the recent arts installation within the Wakering Road subway has helped to foster public confidence and usage.

4.104 The River Roding is also a barrier to pedestrian movement and one which will become more acute if and when developments along the A406 Strip and particularly the housing/mixed use schemes on the Freshwharf Estate are completed. Additional bridges may well be required in order to make for good pedestrian linkages into Abbey Green and the Town Centre

4.105 The pedestrian environment within the residential area is of varying quality. Whilst the areas to the north east of the town centre are good, within the Harts Lane and Gascoigne estates, pedestrian routes are extremely confusing and disjointed because of poor street design and a proliferation of car parking areas.

4.106 Within the Town Centre itself, East Street, Station Parade between the Bandstand and Cambridge Road and Ripple Road between the bandstand and Vicarage Drive are currently pedestrianised providing direct access to shops, and the street market. Despite this, the pedestrian experience can still remain poor because of overcrowding on footways and conflicts with loading/unloading on market days.

What are the Options?

4.107 Unlike for the other issues in this report, the options set out below are not alternatives to each other. They can all form part of an overall sustainable transport strategy and contribute to the objective of encouraging modal shift away from the private car and towards walking, cycling and public transport. The issue is which ones or which combination of them best contributes to the aim of improving the vitality and viability of the town centre without creating traffic congestion or damage to the environment?

4.108 They are a wide range of options ranging from land use planning decisions seeking higher densities and requiring development to be located close to public transport to encouraging people to make sustainable transport choices and promoting improvements in facilities for non- car modes such as public transport, cycling and walking.

**BTC Issue 9 Options**

- Increase the density of new housing in the town Centre and other parts of the plan area with good public transport links
- Make sure new housing is within easy walking distance of shops, schools, public open space and public transport stops;
- Reduce reliance on the car through encouraging car-free developments and promoting car clubs
- Improve footpath and cycle networks, including possible new bridges over the River Roding
- Substantially enhance the quality, frequency and capacity of public transport
- Support East London Transit
- Introduce additional bus priority schemes and other methods to improve speed, convenience and consistency of bus services
- Increase the capacity of the local rail network

- Provide a possible new bus station at Barking Station and making layout changes to enable more effective interchange between trains, buses, taxis and the proposed East London Transit
- Improve Barking railway station to overcome rush hour congestion for passengers and improve accessibility for people with disabilities?
- Overcome people's concerns about personal safety on public transport by night by introducing CCTV and associated measures at Barking station
- Provide secure bicycle parking facilities at Barking Station, in the Town centre and as a part of major new developments
- Improve key junctions such as the Fanshaw Avenue/Longbridge Road roundabout
- Use parking restrictions and parking charges to discourage people from making non essential car journeys;
- Encourage changes in people's travel patterns through publicity, by encouraging companies to introduce travel plans and requiring them from major new non housing developments.

#### What the Core Strategy Preferred Options say

- 4.109 The Core strategy brings forward a series of sustainable transport policies which are designed to reduce the need to travel and to encourage the use of public transport, cycling and walking. These will engender a modal shift away from the car, reduce the numbers of vehicles on the road and therefore reduce congestion.
- 4.110 Policy CM1 stresses the need for integration of land use and transport in the planning of new development in order to minimise the need to travel. Policy CM4 says that land will be safeguarded for planned transport infrastructure schemes such as East London Transit that will improve overall accessibility to, from and within the borough and serve the economic, social and environmental needs of the Borough and the Thames Gateway area. New transport infrastructure, as identified in the draft Local Implementation Plan will be encouraged where they will improve accessibility by public transport.
- 4.111 Policy CR 5 says that the Council will encourage sustainable transport opportunities as part of new development by addressing issues related to reducing the need to travel, the reliance on motor vehicles and will promote measures which actively contribute to reducing the need to travel by, inter alia, encouraging improvements to non-car transport including facilities and routes for public transport.

- 4.112 Policy CC2 states that the Council wishes to promote healthy lifestyles through a reduction in transport related air pollution and noise, and creating an urban environment that encourages walking and cycling by:
- Encouraging a modal shift to non-car modes;
  - Designing roads, paths and new developments to assist pedestrians and cyclists, thereby enabling them to travel with ease and safety, and providing supporting facilities;
  - Ensuring that the urban form promotes sustainable travel choices and that it is user friendly for pedestrians and cyclists.

### **BTC ISSUE 10: Off- Street Car Parking**

#### What we already know

- 4.113 Being a major town centre, Barking offers a substantial amount of car parking having over 1,300 off street spaces for vehicles. The main car parks within the town centre include the London Road and Vicarage Fields multi storey car parks. The surface car parks at Axe Street, Wakering Road and Clockhouse Avenue have recently been lost to redevelopment reducing capacity by some 240 spaces although this is being replaced by a temporary car park adjacent to the Town Hall.
- 4.114 The Council's current intention is that, in the longer term and by the development of further off-street car parking, provision will be at the 2005 level with a 10% addition. Additionally, the Axe Street Master Plan has been adopted by the Council and this suggests re-provision of the parking lost at the Town Hall and Axe Street sites and the creation of additional spaces in a new multi storey car park to the rear of the Captain Cook PH.
- 4.115 Whilst the two largest car parks within the town centre –London Road and Vicarage Fields- are multi storey, the remainder is surface parking which represents an inefficient use of land given general development pressures in the town centre.
- 4.116 During the week, the London Road multi-storey car park is intensively used by town centre workers, including council staff, many of whom have season tickets. There are consequently limited spaces available for short stay shoppers/visitors. Paradoxically the car park is greatly underused on Saturdays when, at the same time other car parks and particularly the Vicarage Fields Car Park are at capacity and experiencing queuing.
- 4.117 Variable Message Signing which displays real time information to motorists about the number of available parking spaces in each of the Town Centre car parks is one way of overcoming this problem and reducing waiting for motorists and the congestion that can result from it



## What are the Options?

- 4.118 There are four sets of options under this issue.
- 10a: three options relating to the amount of off- street car parking provided within the Town Centre
  - 10b: two options relating to the types of car parks
  - 10c: two options relating to car parks and season tickets
  - 10d: two options relating to electronic signs showing parking availability

### **BTC Issue 10a Option 1**

Aim for a modest increase the amount of off street parking in the Town Centre.

- 4.119 This option would probably deliver the 2005 level with a 10% increase and whilst additional parking does raise sustainability issues by encouraging car movements, it does help to protect the vitality and viability of the Town Centre by improving its attractiveness to car borne shoppers. The increase would need to be justified in line with Policy CR5 of the Core Strategy which says that additional parking will be permitted where it can be demonstrated that the vitality and vibrancy of town centres is reliant upon the availability of additional car parking.

### **BTC Issue 10a Option 2**

Replace any off street parking spaces lost to development but make no increase.

- 4.120 This option would be neutral in environmental sustainability and Town Centre viability terms but depending on how spaces were re-provided (see Issue 10b below), there could be benefits to the functioning of the Town Centre

### **BTC Issue 10a Option 3**

Do not replace any off street parking spaces lost to development.

- 4.121 This option would both discourage car use and enable the more efficient use of Town Centre land. It could, however, have adverse effects on the attractiveness of the Town Centre to car borne shoppers and hence to its prosperity.

**BTC Issue 10b Option 1**

Concentrate car parking into fewer larger multi storey car parks

- 4.122 Multi storey car parks are a more efficient way of providing car parking because they require less land and the release of surface car parks can provide opportunities to expand other town centre uses such as retailing and housing. Multi storey car parks can, however, have urban design implications for the character of the Town Centres.

**BTC Issue 10b Option 2**

Continue to rely on surface car parks

- 4.123 Such car parks tend to be smaller scale and an inefficient use of Town Centre land which could possibly be better used for developments contributing to the regeneration of the centre.

**BTC Issue 10c Option 1**

Take action, where possible, to reduce or eliminate season tickets and make spaces available for short term parkers using the town centre

- 4.124 This option would protect the prosperity of the town centre and promote sustainable transport. Many spaces in the car parks and particularly in the London Road multi-storey are occupied all day by town centre workers using season tickets which both encourages unsustainable commuting to work by car and reduces the spaces available to shoppers and other town centre users.
- 4.125 This option could also reduce the need to develop additional car parks elsewhere in the Town Centre.

**BTC Issue 10c Option 2**

Retain the existing level of season tickets

- 4.126 This option would do nothing to promote the objective of sustainable transport since it would support car borne commuting to work.

**BTC Issue 10d Option 1**

Introduce Variable Message signing on the major routes into the town centre.

- 4.127 There may be significant benefits to shoppers arriving by car since they will immediately be aware of where there are available parking spaces

and this can offer benefits in reducing congestion from motorists trying to find a space or queuing at a full car park.

#### **BTC Issue 10d Option 2**

Rely on existing signage

- 4.128 Whilst this option avoids implementation costs and large electronic signs on the main routes in the area, it does nothing to improve parking or to modernise the image of the Town centre

#### What the Core Strategy Preferred Options say

- 4.129 Policy CR 5 Sustainable Transport says that a reduction of on and off-street parking will be encouraged, particularly in locations with a Public Transport Accessibility Level (PTAL) of between 4 and 6. However, under certain circumstances, additional parking will be permitted for retail uses (A1 uses) in these locations or where it can be demonstrated that the vitality and vibrancy of town centres is reliant upon the availability of additional car parking. The Council's parking standards are set-out in policy BR 9: Parking Standards in the Borough wide Development Policies document.

**Objective 3: To maximise the provision of high quality housing, including affordable housing, whilst seeking to provide greater variety of housing tenure, size and type**

### **BTC ISSUE 11: Housing Supply**

#### What we already Know

- 4.130 Town centre residential development is becoming increasingly popular as people are seeking to integrate their working, social and home lives by choosing to live in locations with easy access to facilities and public transport. Urban living is also being promoted by the Government to increase the sustainability of our town and city centres by reducing the need to travel.
- 4.131 Additionally, the Government sees the Thames Gateway area which includes Barking Town Centre, as a focus for significant growth in new homes and expects that LBB&D will play a major role in delivering them. Barking Town Centre has the potential to make a substantial contribution towards meeting the Borough's target for new homes set out in the Mayor's alterations to his London Plan.

- 4.132 Whilst the London Plan alterations set housing supply targets for the Borough (11,900 additional homes between 2007/08 and 2016/17), they do not seek to direct where within the Borough they will be provided. The Core Strategy Preferred Options Report accepts the London Plan housing targets and acknowledges that Barking Town Centre will need to make a significant contribution to meeting them, though it does not set specific targets for Barking Town Centre or any other particular sites or areas within the Borough.
- 4.133 The issue of housing supply is inseparably linked to that of housing density. Because Barking Town Centre has an urban character and enjoys very good public transport accessibility, it is the kind of area where high density housing is regarded as appropriate. The Mayor's London Plan contains a matrix which requires different target density ranges for different areas based on their existing character and their public transport accessibility. Consequently higher densities will be appropriate within the central area of the Town Centre close to Barking Station whilst less high densities will be appropriate in the more suburban areas towards the edge of the Plan area which are also less well served by public transport.
- 4.134 Recent residential developments in Barking town centre at Tanner Street and Hewett's Quay have proved to be extremely successful and schemes are under construction at Axe Street and at Town Square as part of a mixed use scheme. Collectively, the schemes built between 2004 and 2007, those under construction and those for which planning permission exists contain over 1300 homes.
- 4.135 Clearly this will not be sufficient to meet the targets set out in the London Plan for 2007/08 to 2016/17. Consequently the Council has identified a number of additional sites which could be suitable for housing. These are listed on Schedule 2 of this Report. Whilst there can be no certainty around the deliverability of all potential sites and the number of units that will be delivered on each site once a detailed scheme is designed, we estimate that under current density and land allocation policies, a total of some 7,150 homes will be built in the Plan area between 2007/08 and 2016/17. Allowing for the demolition that is required to implement the Estate Renewal schemes which form a significant part of this figure, the figure for net additional housing is likely to be around 5,150.
- 4.136 The additional homes are likely to be provided at sites throughout the Plan area although the largest contributions to the figures are likely to be made at the Fresh wharf site (1200 homes) if part of it is released from employment designation (See Issue BTC 7 above) and from the possible remodelling of the Gascoigne Estate (1150 additional homes).
- 4.137 Whilst this level of new homes will be beneficial to the vitality and viability of the Town centre, it has to be acknowledged that the growth of local population involved will put pressure on social and community infrastructure such as schools, health centres and open space and that

the greater the growth in the first, the greater the pressure on the second.

What are the Options?

**BTC Issue 11: Option 1**

Set a target of delivering 7,150 new homes (gross) in the Barking Town Centre area between 2007/08 and 2016/17. Taking into account the 2,000 existing homes that would be demolished as part of the Estate Renewal element of this figure, this would result in 5,150 additional (net) homes.

- 4.138 Option 1 represents the Council's current estimate of capacity in the Barking Town Centre area, in light of sites which are thought likely to be brought forward for development within the Plan period and the density standards that would be applied on them.

**BTC Issue 11: Option 2**

Set a higher target.

- 4.139 Option 2 would mean either identifying additional housing sites in the Barking Town Centre area (over and above those already identified and taken into account in calculating the area's capacity), or seeking to increase the number of new homes to be provided on the already identified sites.

**BTC Issue 11: Option 3**

Set a lower target.

- 4.140 This would involve bringing forward fewer sites than currently anticipated (for example see Issue 7 about retaining all of the Freshwharf Estate for employment uses rather than releasing part of it for housing development). Of the 3 broad options identified, this one makes the lowest contribution to the overall housing provision targets for the wider Borough.

What the Core Strategy Preferred Options say

- 4.141 Policy CM1 (General Principles of Development Location) of the Core Strategy Preferred Options report states that "New housing and employment development will mainly be focussed in key regeneration areas such as Barking Town Centre, Barking Riverside, Dagenham Dock and South Dagenham".
- 4.142 Policy CM 2 (Managing Housing Growth) states that the Council will plan for a minimum housing growth of 1,190 additional units per annum

between 2007/8 and 2016/17 (11,900 additional units in total over the ten year period), which is in accordance with the London Plan. It also states that the Council will encourage higher density housing at strategic regeneration sites such as Barking Town Centre, in order to meet the housing provision targets.

## **BTC ISSUE 12: Housing Mix**

### What we already know

- 4.143 The Action Plan represents an opportunity to ensure balanced and sustainable communities by making sure the increasingly diverse housing needs in the area are met by an appropriate mix of housing types, sizes and tenures.
- 4.144 Barking Town Centre has over 60% housing still in Council ownership, predominantly in large Estates. The area's private housing is mainly 2 or 3 bedroomed Edwardian terraces, 1930's built 3 bedroomed houses in the area adjacent to Barking Park and modern 1 and 2 bedroomed flats.
- 4.145 The Barking Town Centre Housing Strategy and the Barking Town Centre Interim Planning Guidance both identified a mix of housing sizes which were required to meet the increasingly diverse housing need in the Plan area and to improve housing choice. Although these are not statutory documents and although the mix is not required to be provided on each individual scheme, the Council wished to see overall a provision of 35% 1 bedroom homes, 35% 2 bedroom homes, 20% 3 bedroom homes and 10% 4 bedroom homes. Despite this, of the 460 units completed during 2004/05 and 2005/06, 31% were 1 bedroom, 61% were 2 bedroom and the other 8% were 4 bedroom.
- 4.146 The AAP needs to focus on how best to provide family accommodation in a high density town centre setting. Potential solutions include focussing the provision of traditional family town housing on the fringes of the Plan area whilst providing less in more central locations. However within that approach, for example, in the proposed redevelopment of the Lintons housing scheme (see Section 5 Site Overview), family accommodation could be provided on the lower storeys with direct access to ground floor amenity space.

### What are the Options?

#### **BTC Issue 12: Option 1**

Apply the target mix of 40% family housing set out in the Core Strategy Preferred Options Report within the Barking Town Centre area.

#### **BTC Issues 12: Option 2**

Adopt specific standards for the Barking Town Centre area, based on those set out in the Council's Barking Town Centre Housing Strategy.

- 4.147 There is not a great deal of difference between these two options. The Core Strategy requires 40% family housing and the Town Centre Housing Strategy requires 30% to be 3 or 4 bedroom properties. Provided that some one third of the 2 bedroom homes in the AAP area were to be provided with level access to external amenity space, thus meeting the family housing definition, the two approaches would coincide.
- 4.148 The issue is whether the AAP should constrain the development of 2 bedroom homes so that one third of them are provided with level access to external amenity space. To the extent that 2 bedroom flats/apartments may well be a significant element of the proposed housing stock within the more central parts of the Plan Area, this could be an unhelpful restriction.

#### What the Core Strategy Preferred Options say

- 4.149 Policy CC1 states that a range of accommodation types and sizes will be expected in all new developments, taking into account factors such as site suitability, identified local and regional housing needs, density, proximity to services and the need for play and informal recreation provisions (either integral to new development or within walking distance). As such, all major housing developments (10 units or more) should provide a minimum of 40 per cent family accommodation (defined as two bedroom accommodation with level access to external amenity space, three bedroom, four bedroom or larger accommodation), with the emphasis on the provision of three bedroom, four bedroom or larger accommodation unless the site is deemed unsuitable for such accommodation. This will apply to both affordable and market housing.

#### **BTC ISSUE 13: Affordable Housing**

##### What we already know

- 4.150 The Borough's 2003-2006 Housing Strategy identified that more than 390 new affordable homes would have to be built each year by 2006, if Barking & Dagenham was to meet its housing need. The two wards which together form the greatest part of the Action Plan area are within the top 10% of most deprived in England which demonstrates that there will be a strong need for affordable homes in the Plan area.
- 4.151 The London Plan sets a target that 50% of the net additional homes built across the Borough should be provided as affordable housing with 70% being for social rent and 30% intermediate tenure. The borough wide affordable housing target is therefore a

minimum of 417 (35 per cent of total housing capacity) affordable units per annum in the period 2007/8 – 2016/17.

- 4.152 However, this needs to be balanced against the relatively high current levels of affordable/Council owned homes in the Plan area and the desire to create more balanced communities and give greater housing choice. The GLA have acknowledged in their latest affordable housing SPG that the 70:30 split between social rented and intermediate affordable housing needs to be applied with flexibility in areas with higher than average existing levels of social housing.
- 4.153 The key issue is balancing the known levels of need for all forms of affordable housing with the task of creating more balanced developments that give true housing choice. Estate Regeneration schemes, such as that on the Gascoigne Estate, must balance the needs of the existing community and also contribute to the aim of changing the balance of tenure and property types in the area. This will also assist in making the developments financially viable.
- 4.154 The Council acknowledges the growth in the buy to let sector and whilst it welcomes the contribution this can make to widening housing choice, has concerns that this can, by accommodating a more transient population than owner occupation, militate against the objective of creating stable communities with a long term interest in the area. The Council may attempt to influence this by placing covenants on sites which it disposes for housing development but acknowledges that there is nothing that can currently be done through this plan.

#### What are the Options?

- 4.155 There are two sets of options, the first relating to the levels of affordable housing to be achieved, the second relating to the split of the affordable housing between socially rented homes and intermediate tenures.

#### **BTC Issue 13a: Option 1**

Deliver the Mayor's 50% target for affordable housing across the Plan area as a whole. This figure would apply to the number of additional (net) homes provided.

- 4.156 By way of example, if the currently identified capacity of 5,150 additional (net) homes were delivered in the Barking Town Centre during the plan period, this would generate 2,575 affordable dwellings and 2,575 private sector dwellings. This option would conform with the London Plan and the maximum target set out in the Core Strategy Preferred Options Report. It would also provide on average 256 of the 417 affordable homes required by the London Plan targets for the Borough as a whole for each year of the ten year plan period.



- 4.157 It is the Council's current intention that all of the 2,000 Council dwellings to be demolished in the Estate Renewal proposals would also be replaced as Social Housing, so that of the total 7,150 new homes (gross) to be built, 4,575 (64%) would be affordable and there would be a net gain of 2,575 private sector dwellings.
- 4.158 The overall impact of this on the total housing stock in the Barking Town Centre area would be to significantly increase the actual number of both private and affordable homes whilst reducing the total percentage that is affordable and increasing the proportion that is in private ownership.

**BTC Issue 13a: Option 2**

Apply a target of 35% affordable housing across the Plan area as a whole. This figure would apply to the number of additional (net) homes provided.

- 4.159 This would not conform with London Plan, but would conform with the Core Strategy Preferred Options report which establishes that low land values suppress a development's ability to absorb the cost of providing affordable housing and for this reason sets a target which balances need against ensuring that developments remain viable to build
- 4.160 Using the same example figures as above, of the net additional homes to be provided, this option would deliver 1800 affordable dwellings and 3350 private sector dwellings. As such, it would provide 180 of the 415 affordable homes required by the London Plan targets for the Borough as a whole for each year of the ten year plan period.
- 4.161 Again, as it is the current intention that all of the 2,000 Council dwellings to be demolished in the Estate Renewal projects would be replaced as affordable housing, of the total 7,150 new homes to be built, 3,800 (53%) would be affordable and there would be a net gain of 3,350 private sector dwellings.
- 4.162 As the table below shows, this option produces less affordable housing than Option 1, but, in the light of relatively high levels of social housing within the Town Centre and the wish to provide balanced communities and greater housing choice, it make a greater contribution to rebalancing the overall tenure split of dwellings in the Barking Town Centre area in favour of private sector housing.

Option	Private	Replaced Affordable	New Affordable	Total Affordable
1	2575	2000	2575	4575
2	3350	2000	1800	3800

**BTC Issue 13b: Option 1**

Accept the LDF Core Strategy targets that of new affordable housing, 70% should be socially rented and 30% should be in Intermediate Tenures.

4.163 This complies with the London Plan and the Core Strategy.

**BTC Issue 13b: Option 2**

Adopt a specific AAP target that of new affordable housing, 60% should be socially rented and 40% should be in Intermediate Tenures.

4.164 Such an approach reflects the recognition by the GLA in their latest affordable housing SPG of the need for flexibility in setting these targets, recognises the current high proportion of socially rented housing relative to the rest of the Borough and the objective of creating more balanced communities and providing greater housing choice.

What the Core Strategy Preferred Options say

4.165 Policy CC1 says that the Council will have regard to the London Plan target of 50 per cent affordable housing of which 70% should be social rented, and 30% should be intermediate (which includes low cost market housing that is affordable). At the site specific level, all sites capable of providing 10 units or more should provide at least 35 per cent affordable housing and developers unwilling to do so will be expected to demonstrate that providing a higher percentage is not feasible.

4.166 A high existing concentration of affordable housing may also provide justification for not providing more than the 35% minimum percentage of affordable housing and where the existing concentration of social housing is considerably higher than the Borough average (such as in parts of Abbey & Gascoigne wards), a higher proportion of intermediate housing may be appropriate to help to create mixed and balanced communities.

**Objective 4: To improve the health, educational attainment and training of local people and to ensure that all new development, including the provision of new health, education & training and community facilities, builds on local strengths, promotes a sense of pride and fosters community cohesion.**

## **BTC ISSUE 14: Leisure, Arts and Cultural Development**

### What we already know

- 4.167 Whilst there are a number of Public Houses and the very successful Broadway Theatre, Barking town centre itself is fairly poorly served in respect of leisure and entertainment uses. Indeed the CB Richard Ellis Retail and Leisure Capacity Study of 2004 only listed the Abbey Sports Centre and Legends Night Club, the latter of which is now, at least temporarily, closed.
- 4.168 There was a cinema in the Town centre located opposite Barking Station but this was closed and redeveloped for flats in 2000. Currently, entertainment and leisure uses such as bowling and cinemas are now provided at out of centre locations such as Dagenham and Beckton. In the light of this, the scope for securing additional leisure uses is likely to be limited apart possibly from an expansion or refurbishment of the Abbey Sports Centre or the establishment of a private gymnasium/sports club.
- 4.169 The Department of Communities and Local Government Geofutures data for 2003 suggested that there were 100 jobs in arts, culture and entertainment within the Town centre. The proposed Cultural / Creative Industries Quarter (see Issue 7 above) could boost this.
- 4.170 To promote Barking as a cultural destination, the AAP also needs to consider ways of improving the interpretation facilities at, and the promotion of, the historic Abbey monument and building on the success of the Broadway Theatre possibly by the inclusion of leisure use in the development of a cultural hub around it. Strengthening and diversifying the market and promoting it as a major visitor attraction as well as managing and diversifying the evening economy can also assist.

### What are the Options?

#### **BTC Issue 14: Option 1**

Allocate a site in the Plan area for commercial leisure use

- 4.171 In the light of other local provision and the consequent lack of demand for commercial leisure uses in the Town centre, it is probably not realistic to consider allocating a site for commercial leisure use as it may not be developed and this would result in an under use of land.

### **BTC Issue 14: Option 2**

Accept and welcome commercial leisure uses should they be put forward as part of a mixed use scheme

- 4.172 The plan could achieve this by expressing support for the concept but relying on the retail and town centre policies in the Core Strategy and BWDP to allow any applications for commercial leisure uses as part of a mixed use scheme to be considered on their merits through the development control system.

### **BTC Issue 14: Option 3**

Develop cultural based tourism and leisure in the Barking Town Centre area.

- 4.173 Issue BTC 18 below highlights the significant heritage assets that are located within the Plan area. These will be supplemented as the heritage assets of the River Roding area are reclaimed and made more accessible from the town centre through work to Abbey Green and Town Quay. Improving the links between these heritage assets, linking them with the closely adjacent and historic Eastbury Manor House and making the most of a burgeoning evening economy has the potential to give Barking town centre some tourism potential. This could be particularly the case if the town centre hotel development takes off and/or the hotels on the A406 are allowed to extend and their linkage into the Town Quay, Abbey Green and Town Centre.
- 4.174 To be successful, this would involve enhancing the heritage sites with higher profile interpretation material and undertaking significant publicity and marketing to ensure that people are aware of the attractions such as the street market and the Broadway Theatre that the centre offers.

#### What the Core Strategy Preferred Options say:

- 4.175 Policy CP1 makes clear that the Council encourages the provision of a diverse range of leisure and cultural activities, especially in centres within the Council's identified retail hierarchy. In relation to Barking Town Centre, the policy specifically suggests that leisure and cultural facilities should be provided alongside new development. Leisure and cultural facilities will particularly be encouraged as part of mixed use schemes including other uses such as retail, community facilities and housing.

### **BTC ISSUE 15: Health, Education & Training and Community Facilities**

#### What we already know

- 4.176 Significant growth in net new homes and the number of people resident in the Barking town centre area and the rest of the Borough in the coming 10-20 years resident population expected in the coming years will put considerable pressure on existing social and community resources.
- 4.177 One of the key objectives of the Barking and Dagenham Community Strategy is to build sustainable communities and one element of this is to ensure that the social infrastructure – schools, health facilities, children’s centres, and public spaces are planned into the new developments from the outset.
- 4.178 Accordingly In June 2006, the Council commissioned a Social Infrastructure Assessment for development proposals across the borough between 2006 and 2027. This was designed to undertake a review of the local issues relating to the supply of and future demands for a range of social infrastructure services such as healthcare, education, leisure, recreation and open space and community facilities including Libraries and Adult learning, Local Service Centres and Youth services. This produced the Social Infrastructure Framework, a clear strategy for the development of social infrastructure in the borough, the spatial elements of which will need to be reflected in the Local development Framework, including this Area Action Plan.
- 4.179 There are no Accident & Emergency facilities in the Plan area, the nearest hospital being King Georges in Ilford, although there is a 24hour minor injuries facility at the former Barking Hospital site in Upney. In respect of Primary Health care, there are the Abbey Medical Centre, the Orchards Health Centre and the Health Information Shop. Additionally, construction will start in Spring 2007 of a Children’s and Family Health Centre next to the Town Hall which will provide a local primary care centre and children’s health facility for the whole Borough.
- 4.180 There will be a requirement for an additional Primary School within the Gascoigne Estate during the Plan period.
- 4.181 In respect of Further Education facilities, the Foyer Project which will shortly begin construction on the Wakering Road Car Park will provide accommodation and training for 16-24 year olds. The Council, the University of East London and Barking College have combined to develop the Learning Centre which will combine the provision of public library services with learning opportunities from basic skills through to further and higher education, with a specialist focus as a centre of excellence for education and skills development for key workers in the public sector. There is also demand in the Borough for an advanced skills centre for young people and, because of good accessibility and the potential for sites to be available, this could be accommodated within the Town centre.

- 4.182 Although parts of Barking College’s performing arts courses are already delivered from space within the Broadway Theatre, the college has an ambition to locate the whole of its performing arts and possibly its media studies courses within the town centre as well as operating some adult vocational courses. The creation of additional space in the town centre would allow the bringing together of the course and more effective use of the existing space at the theatre.
- 4.183 Should both the performing arts and media studies courses be relocated to the town centre, this would mean some 1,000 students together with teaching and ancillary staff coming to the town centre. Such an influx of people, whilst possibly adding to pressure on the transport system, can only have positive effects on the vitality and viability of the shopping centre. Additionally to the extent that some courses will be delivered in the evenings, this will have a positive impact on the chances of delivering a more vibrant evening economy in the town centre
- 4.184 We know that there is a shortage of places of worship and of community meeting space within the Plan area and that those that do exist are under pressure and unable to accommodate all the needs of the various community and religious groups. The Council is currently producing a Planning Advice note on Religious Meeting Places which will give general advice on suitable locations for such uses.
- 4.185 We also know that the Metropolitan Police Service has identified the need for a police “shop” in one or other of the key retail frontages in the town centre. This would see them vacating the existing Police Station in Ripple Road and having a shop unit which would be the “front office” for the police and provide a readily accessible and highly visible police presence in the Town Centre. Associated with this, the police wish to move the more land intensive parts of their operations and those not requiring accessibility by the public, from the Town Centre to be part of the development on the Freshwharf Estate.

What are the Options?

- 4.186 The options set out below are a list of education, training and community facilities that may be regarded as necessary within the Barking Town Centre area. As with Issue BTC9 above, they are not alternatives to each other: the option of providing one does not preclude the option of providing the others.

**BTC Issue 15: Options**

The Area Action Plan encourages (either by policy or by site allocation) the provision of:

An additional Primary School within the Plan area

Further Education and training facilities within the Town centre

More community and religious meeting space

A Police Shop in the Town Centre and “back office” space elsewhere in the Action Plan area

- 4.187 It may well be that some of these uses and particularly the community and religious meeting spaces could be provided as part of mixed use developments and/or through developer Section 106 contributions (See Issue BTC 24 below).

What the Core Strategy Preferred Options say:

- 4.188 Policy CC4 makes clear that the provision of new community facilities will be encouraged in the Borough including services for young people, older people, disabled people and black and minority ethnic (BME) groups. It further requires that major new developments in Barking and Dagenham should provide for necessary additional community facilities such as educational places, adult training places, children’s centres, libraries and health and social care facilities.
- 4.189 Policy CE1 encourages the provision of mixed use schemes including community and leisure uses in the town centre.

**Objective 5: To ensure that new development and improvements to the Public Realm are of high quality design, promote public safety and protect local character and visual quality, including the protection and improvement of Conservation Areas and Listed Buildings**

**BTC ISSUE 16: Good Design and Tall Buildings in the Plan Area**

What we already know

- 4.190 The Council’s commitment to high quality design is beginning to change the look of the town centre and both the Town Square Phase 1 and the Tanner Street developments have both won prestigious architectural awards. There are also a number of master plans and public realm schemes coming forward (Town Square Phase 2 and London Road) that will further raise the design quality in the Town Centre.
- 4.191 However, it remains the case that apart from some individually fine buildings and significant investment in high profile pieces of public art, the standard of design throughout the Plan area remains undistinguished. Consequently, it is important that all new development in Barking Town Centre is of the highest quality in terms of architecture

and urban design, if it is to compete with nearby town centres and out of town shopping centres and attract the right sort of investment. A high quality town centre should promote civic pride and instil a sense of confidence amongst the community and investors.

#### What are the Options?

- 4.192 The Council regards the importance of ensuring high quality design in all developments in the Plan area as an absolute priority and therefore no alternatives are put forward to this approach. The Council will expect all new developments in the AAP area to be compliant with the principles set out in Policy CP3 of the Core Strategy Preferred Options and take account of the detailed design guidelines set out in the Urban Design Framework, the Conservation Area Character Appraisals and the various master plans produced for specific parts of the Plan area..
- 4.193 However, in respect of one aspect of the design issue, that of the acceptability and location of tall buildings, the Council recognises that there are alternative approaches to the issue.

#### **BTC Issue 16: Option 1**

Resist any tall buildings in the Barking Town Centre area

- 4.194 This option would run contrary to the policies of the Core Strategy and the Borough wide Development Policies which recognise the Town Centre as an appropriate area for tall buildings. It is also unlikely that the scale of additional housing and other development envisaged in the Town Centre could be achieved without some tall buildings

#### **BTC Issue 16: Option 2**

Specify appropriate locations for tall buildings in the Barking Town Centre area

- 4.195 This approach would give certainty to developers and the public but may be inflexible

#### **BTC Issue 16: Option 3**

Set out criteria against which all proposals for tall buildings will be assessed

- 4.196 This would offer more flexibility whilst still providing protection of the Town centre environment by including in the criteria the highest quality architecture and the requirement to demonstrate that the landmark view of the Town Hall tower is maintained

#### What the Core Strategy Preferred Options say



4.197 Policy CP3 sets out ten principles to secure high quality in the design and layout of new development. One of these is to promote the development of tall buildings where they are appropriate whilst a second is to protect views, vistas and landmarks in relation to such buildings. Policy BP4 of the Borough wide Development Policies sets out criteria against which proposals for tall buildings will be assessed but it says that they will generally be encouraged in areas of high transport accessibility and where regeneration plans exist.

### **BTC ISSUE 17: Public Realm Improvements**

#### What we already know

4.198 The quality of buildings and spaces in the Town centre is important to retaining its attractiveness to users. The design of streets, buildings, shop fronts, signage, street furniture and public art can all have a significant impact on the quality of the town centre experience. A high quality public realm has the potential to inspire and attract more people to come to and stay in the town centre for longer periods of the day and evening.

4.199 In July 2004, the Council adopted the Barking Code which was a statement of the Council's commitment to improving the quality of public spaces in the Town Centre and which set out a comprehensive collection of materials, products and detail finishing techniques which should be used in the undertaking and ongoing maintenance of all public realm improvements in the Town centre. It also included four pilot projects. The first of these on Broadway around the Theatre has already been completed and the three other schemes - St Ann's to the Town Hall, London Road and Abbey Road south are all due to be undertaken in the near future.

#### What are the Options?

4.200 The Council regards the importance of ensuring high quality design and construction in all public realm improvement projects as an absolute priority and the Council will expect all schemes in the AAP area to be compliant with the principles set out in Policy CP3 of the Core Strategy Preferred Options. There are, however, implementation options within the AAP area.

#### **BTC Issue 17: Option 1**

Consistently use the materials products and construction techniques set out in the Barking Code for all projects.

4.201 This has the benefit of providing a much more unified feel to the Town Centre and the wider Plan area and a means of ensuring the necessary high quality in all public realm schemes.

## **BTC Issue 17: Option 2**

Take a site by site approach to individual schemes

- 4.202 Although it lacks the benefits of the first option, this does offer diversity and provide some flexibility in dealing with particular schemes.

### What the Core Strategy Preferred Options say

- 4.203 Policy CP3 sets out nine principles with which the design of the public realm is expected to be compliant.

## **BTC ISSUE 18: Conservation Areas and Listed Buildings**

### What we already know

- 4.204 The Plan area contains the Roding Valley/Abbey Road Riverside Conservation Area and the Barking Town Centre and Town Quay Conservation Area. The Barking Town Centre and Town Quay Conservation Area has 3 main character areas. The first, East Street, Ripple Road and the retail area, has a number of fine buildings but is prejudiced by poor shop facades, satellite dishes, temporary signage and street clutter. The second area, Abbey Green contains the key heritage sites in the Town centre but it is encircled by roads and cut off from the rest of the Town Centre. The third area, Town Quay, is very important in connecting the river to Abbey Green and the Town centre but it is not strong enough to provide the necessary cohesiveness and connectivity through the Conservation area.
- 4.205 The River Roding/Abbey Road Riverside Conservation Area is small and its location on the riverside is important in underlining its relationship to former uses and the availability of/accessibility to the river. Views and vistas into the Conservation area are currently limited but development of riverside sites and the implementation of East London Transit will improve this.
- 4.206 In terms of ancient Monuments and Listed Buildings, the Barking Abbey Ancient Monument Site is within the Plan Area as is one listed building of Grade I importance –the parish church of St Margaret’s in the Broadway and two buildings of Grade II\* importance –the Curfew Tower in the Broadway and the Magistrates court in East Street. The Plan area also contains 5 Grade II listed buildings and a number of Buildings of Local Interest, which, although they do not meet the criteria for statutory listing, are nevertheless worthy of protection/preservation.
- 4.207 Barking’s cultural and built heritage is an important element of its attractiveness as a commercial, cultural and residential town centre and amongst other features, is a valuable asset which distinguishes the town from competing retail centres such as Lakeside. However, currently

little is made of the heritage assets of the town in terms of promoting tourism. Potentially the marketing of the Abbey and other heritage assets such as the Town Quay and historic riverfront with its conservation areas could stimulate tourism and contribute to the regeneration of the area. (See Issue BTC 14 above)

#### What are the Options?

##### **BTC Issue 18: Option 1**

Protect the statutorily Listed Buildings and the Ancient Monument.

- 4.208 Whilst this option would fulfil the Council's statutory duties, it would do little to protect and enhance the overall range of heritage assets within the Plan area.

##### **BTC Issue 18: Option 2**

Protect the statutorily Listed Buildings and the Ancient Monument and additionally, protect locally important buildings and enhance the 2 conservation areas in the Town Centre.

- 4.209 This option goes beyond the Council's statutory duties and has positive implications for the character and environment of the Town Centre. It also has strong links to the issues surrounding whether there is scope to develop heritage based tourism in the Plan area which is explored under issue BTC14 above.

#### What the Core Strategy Preferred Options say

- 4.210 With regard to heritage, policy CP2 sets out an intention to protect and promote Barking & Dagenham's built heritage by encouraging development that does not materially detract from the archaeological, architectural, historic, interest of any heritage asset, or materially harm its setting.

**Objective 6: To protect and improve the accessibility and the quality of parks, open spaces and river corridors within the Plan area, including, where relevant, their biodiversity importance**

#### **BTC ISSUE 19: Access to Open Space**

##### What we already know

- 4.211 Although there are many grassed amenity areas within housing estates in the town centre, the Plan area contains few parks and public open

spaces. The LBB&D Parks and Green Spaces Strategy of 2003 lists Abbey Green, the associated St Margaret's Churchyard, Town Quay and the Quaker Burial Ground. It also lists a further 3 parks/ open spaces just outside the Plan area, but with relevance for it.

- 4.212 Barking Park (which is designated as Metropolitan Open Land) fulfils a district Park function for residents of the whole Plan area, Greatfield Park acts as a community park for residents of the Gascoigne estate and Essex Road Gardens currently provides an informal play area for that residential area
- 4.213 Although not open space in the usual sense of the word, it is important that the publicly accessible banks of the River Roding should be seen in the same terms as they offer very significant opportunities for informal leisure to the local population. Many sites with frontages to the River Roding are likely to be brought forward for development during the Plan period and these could have the potential to disrupt public access and thus reduce access to informal leisure.
- 4.214 The Parks and Green Spaces Strategy also assessed the accessibility to open spaces for LBB&D residents measured against the standards set in the GLA open space hierarchy and then incorporated into the Mayor for London's London Plan. This demonstrated that while, because of the proximity of Barking Park, all residents of the Plan area had acceptable access to a Metropolitan Park, there were significant areas with deficient access to small local parks, local parks and District Parks.
- 4.215 The strategy included an Outline Landscape Framework Plan which recommended the creation of 3 parks to address the current deficiency in the area. The first is to undertake work to the Quaker Burial Ground to make into a park, the second is within the Gascoigne Estate and the third, just outside the Plan area itself, on the Longbridge School Grounds.

#### What are the Options?

##### **BTC Issue 19a: Option 1**

Merely protect all open spaces within the Plan Area.

- 4.216 Whilst this is an important policy stance and it prevents any worsening of the situation, it does nothing to overcome current deficiencies in provision.

##### **BTC Issue 19a: Option 2**

Not only protect all open spaces but also seek to provide additional open space within the Plan Area.

- 4.217 There may be scope to provide additional open space as indicated in the Outline Landscape Framework Plan, within the redevelopment of the Lintons and in areas of identified deficiency by entering into Section 106 Agreements with developers.

**BTC Issue 19b: Option 1**

Require new developments adjacent to the River Roding to facilitate the use of the river banks as informal open space..

- 4.218 New developments could be required to improve the physical links and access points from the town centre, across the river and to improve the river front for public recreation purposes by making provision for a linear riverside walk and dedicating land to public open space along the river front, allowing access for all as well as flooding and biodiversity benefits.

**BTC Issue 19b: Option 2**

Place no restrictions on developers in respect of their treatment of the river frontage and public access to and along it.

What the Core Strategy Preferred Options say

- 4.219 Policy CM3 says that the Council will ensure that areas of open space are retained and protected, open space is created and improved in areas of identified deficiency and an interconnected green network, incorporating pedestrian and cycle paths, is established as a component of the borough's strategic open space framework. It also requires that consideration is given to the role of open space in reducing flood risk and enhancing biodiversity interest.

**BTC ISSUE 20: Abbey Green**

- 4.220 Green spaces have an important role in improving public health and in providing quiet spaces for the benefit of people and wildlife. They can also provide opportunities for cultural activities and recreation and help recapture an area's historic identity. For example, re-establishing the links through Abbey Green and Town Quay will help enhance and interpret Barking's historic identity.
- 4.221 There is a clear opportunity to enhance Barking's attractiveness as a place to live, as well as an attractive retail, leisure and cultural destination by enhancing the town's existing green spaces and maximising links between these and the town centre.
- 4.222 The LBB&D Parks and Green Spaces Strategy of 2003 made an assessment of the quality of each of the Borough's parks and open

spaces Using a benchmark score of 5 (very good), the exercise gave the figures for Abbey Green/Town Quay.

Name of Park/Open Space	Score	Judgement
Abbey Green	2.6	Poor/Average
St Margaret's Churchyard	2.9	Poor/Average
Town Quay	3.5	Average/Good

4.223 Although Abbey Green is the most central open space in the town centre and occasionally used for major events, it is an under-exploited and therefore underused resource with almost no provision of amenities such as sitting areas, sports spaces or play areas for children. The Parks and Green Spaces Strategy noted that although it should be a prestigious town park with the church and the Abbey ruins as key features, "the town centre currently turns its back onto the space and it seems to have little meaning or function."

4.224 Although Abbey Green is a space in its own right and needs to have its potential fully realised, it is also a key space in the Council and London Thames Gateway Development Corporation's strategic objective of establishing very strong visual and pedestrian links between the Town centre and Barking's historic river frontages.

What are the Options?

**BTC Issue 20: Option 1**

Retain Abbey Green in its present form

4.225 This would do nothing to improve the environment and character of the Town Centre, nothing to better integrate Abbey Green into the town centre or make the space more attractive and usable.

**BTC Issue 20: Option 2**

Provide more facilities and undertake public realm improvements

4.226 Improvements such as a play area landscaping, lighting and designated cyclist and pedestrian routes would allow Abbey Green to be better used as an event space and focal point for the town centre and an attractive link between the town centre and the river.

**BTC ISSUE 21: Nature Conservation and Biodiversity**

What we already know

4.227 The Plan area contains 3 Sites of Interest for Nature Conservation (SINCs) which the London Plan requires the Council to protect. Two sites are adjacent to the River Roding whilst the Barking Abbey Ruins and St. Margaret's Churchyard is the third.

4.228 In late 2006, the London Thames Gateway Development Corporation and the Council commissioned the production of a master plan for the River Roding area. The draft Master Plan has identified the tensions that exist along the River Roding between the competing claims of:

- The development of sites such as the Freshwharf Estate
- The needs for flood protection/storage
- The need for landing points for East London Transit and pedestrian bridges across the Roding
- The needs for hard surfacing of the river edge for informal leisure
- The needs for a softer approach to the river edge in order to protect and enhance the biodiversity value of the area

What are the Options?

**BTC Issue 21: Option 1**

Protect the biodiversity value of Sites of Nature Conservation Significance in all cases.

4.229 This option meets the Council's statutory duties and is in line with the Core Strategy policy.

**BTC Issue 21: Option 2**

Take a more flexible approach

4.230 This option would allow the Council, in exceptional circumstances where the regeneration or environmental benefits of proposals outweigh the disbenefits to nature conservation, to take a more flexible approach which recognises the competing pressures in the Plan area. In such cases, the Council would expect mitigation measures and compensatory measures to off-set the disbenefits.

What the Core Strategy Preferred Options say

4.231 Policy CR2 says that the Council will seek to preserve and enhance the Borough's natural environment which includes all sites of ecological value (with statutory and non-statutory protection) and the population (or conservation status) of a protected or priority species. When undertaking design, it is expected that all new development follow the sequential approach to preserving and enhancing the natural environment which entails the following order of priority - first enhance and avoid harm, second mitigate, and last, where there is no alternative, compensate for biodiversity losses.

**Objective 7: To promote sustainable design and construction in new development including flood protection and low to zero carbon development**

**BTC ISSUE 22: Energy Conservation**

What we already know

- 4.232 Barking Town Centre has been identified as a pilot Energy Action Area by the Mayor of London. This pilot project is intended to show how a local authority can influence the carbon impact of a new development by working closely with developers early in the process to set targets for carbon reduction. This requires a clear planning policy framework that sets out clearly what is expected from the developers involved.
- 4.233 We know that requiring new developments to provide some on-site energy generation such as solar panels and wind turbines will assist but one vital element of working towards achieving these challenging targets would be the provision of a combined heat and power system to serve the new developments within the Plan area. This can be delivered in three alternative ways:
- a) by bringing waste heat from Barking Power Station, through a network of pipes, into a site in Barking Town Centre where it will then be distributed around the town centre.
  - b) by constructing somewhere close to the Town Centre and possibly within the AAP area, an energy-from-waste gasification combined heat and power plant that utilises the waste produced from the Jenkins Lane waste facility. Again heat will be brought through a network of pipes, into a site in Barking Town Centre where it will then be distributed around the town centre.
  - c) by including energy centres within the larger developments to serve their own needs

What are the Options?

**BTC Issue 22: Option 1**

Take a 'business as usual' approach which merely requires that all new buildings constructed have to meet the Building Regulations requirements, with the energy efficiency of existing buildings left at their current standard.

- 4.234 This option would do nothing to implement the objectives of the Barking Town Centre Energy Action Area Plan. It would also not conform with the London Plan or to the emerging Core Strategy.



**BTC Issue 22: Option 2**

Require new major developments to use low carbon technologies such as solar panels and wind turbines in order to produce on-site renewable energy and thereby reduce carbon emissions by 10% more than would be achieved by only using the Building Regulations requirements.

- 4.235 This is line with existing London Plan policy but is less ambitious than either the emerging revised London Plan policy on this subject, or the emerging borough wide targets for Barking and Dagenham, as set out in Policy BR1 in the Borough Wide Development Policies Preferred Options report.

**BTC Issue 22: Option 3**

Require new major developments to use low carbon technologies such as solar panels and wind turbines in order to produce on-site renewable energy and thereby reduce carbon emissions by 20% more than would be achieved by only using the Building Regulations requirements.

- 4.236 This option is in line with the emerging revised London Plan policy

**BTC Issues 22: Option 4**

As well as requiring new developments to use on site renewable energy measures to reduce carbon emission by 10% (in line with Option 2), also require them to be compatible with a combined heat and power system. This option has the scope to reduce carbon emissions of new developments by 32%.

- 4.237 This option provides the best opportunity for meeting the objectives and targets set out in Barking Town Centre Energy Action Area Plan

What the Core Strategy Preferred Options say

- 4.238 Policy CR1 says that the design and construction of new development should utilise passive design including ventilation, appropriate use of thermal mass, south facing glass, external summer shading and vegetation on and adjacent to developments. Passive solar design should address lighting needs through allowing for natural light and opportunities for cooling through natural ventilation and shading. They should also reduce carbon dioxide emissions by increasing energy efficiency and renewable energy use, as well as combined heat and power (CHP), where appropriate, and reducing the need to travel.
- 4.239 Policy BR1 of the Borough wide Development Policies sets out standards to be achieved in respect of reducing carbon emissions across the Borough.

## **BTC ISSUE 23: Sustainable Design and Construction**

### What we already know

- 4.240 Sustainable design and construction includes maximising solar gain, using reused or recycled materials in construction and installing energy and water saving devices. These measures are important because they deliver buildings that not only provide a high quality environment for their occupants, but also minimise the negative impact on the planet.
- 4.241 There are a number of different methodologies for assessing how sustainable the design and construction of a building is although from April 2007, the Department for Communities and Local Government's Code for Sustainable Homes will be regarded as the assessment method to be used for housing schemes. There is also the Mayor for London's preferred standards for sustainable construction and waste management as set out in his Sustainable Design and Construction Supplementary Planning Guidance.
- 4.242 In January 2007, the Council published its Sustainable Design and Construction Planning Advice Note and the approaches it contains have been used to guide the development of the Council's Local Development Framework, Core Strategy and Borough wide Development Policies.

### What are the Options?

#### **BTC Issue 23: Option 1**

Apply the policy standards set out in the Borough Wide Development Policies in the Barking Town Centre area

- 4.243 Borough Wide Development Policy BR2 sets out very ambitious targets for sustainable design and construction for developments across the whole of the Borough. The same standards apply in Barking Town Centre area as are applied elsewhere in the Borough. There is no differential recognising the status of Barking Town Centre as an Energy Action Area.

#### **BTC Issues 23: Option 2**

Set higher targets for sustainable design and construction targets in Barking Town Centre than in the rest of the Borough.

- 4.244 Applying higher standards in Barking Town Centre than in the rest of the Borough would recognise its designation as an Energy Action Area. If the Borough Wide Development Policy BR2 is adopted as it is set out in the Preferred Options Report then this would be a very ambitious option as the standards set out in that borough-wide policy are already high.

### What the Core Strategy Preferred Options say

4.245 Policy CR1 sets out a number of criteria that the design and construction of new development should meet whilst the Borough-wide Development Policies require in Policy BR2 that the following standards are met by developments across the whole borough, including those in the Barking Town Centre area:

Assessment Method	Scale of Development		
	Strategic	Major	Minor
BREEAM	Excellent	Very Good - Excellent	Very Good
Code for Sustainable Homes	Level 4-5	Level 3-4	Level 3

**Objective 8: To secure appropriate developer contributions to assist in meeting the key priorities of the Plan area.**

**BTC ISSUE 24: Community Benefits and Section 106 Agreements**

What we already Know

4.246 In deciding applications for planning permission, Local authorities consider the nature, scale and location of proposed development and, in appropriate circumstances where the need arises directly from the development, will ask for contributions towards or a planning obligation under section 106 of the 'Town and Country Planning Act 1990' (as amended).

4.247 The Council set out its main priorities for Section 106 contributions in the agreed Barking Town Centre Action Plan 2003, and these were supported by the community. The Council continues to consider them to be the main priorities to mitigate the effect of new development on existing services and the environment although other matters may also be negotiated.

What are the Options?

**BTC Issue 24: Option 1**

Rely on Core Strategy Policy CC4 to guide requirements for developer contributions in the Barking Town Centre area as in the rest of the Borough.

4.248 Whilst the list of priorities set out in Policy CC4 is wide ranging and would cover most of the issues likely to arise from development within

the Town Centre area, there may be locationally specific priorities that are excluded from the policy.

#### **BTC Issue 24: Option 2**

Identify additional priorities for Barking Town Centre over and above the list of borough-wide priorities set out in Core Strategy Policy CC4.

- 4.249 It may be preferable that the list of priorities in policy CC4 is supplemented for the AAP area with items which relate to specific requirements within the Town Centre area such as:
- Providing high standards of energy efficiency, such as contributions towards renewable energy sources and supporting combined heat and power and community heating networks;
  - Contributing to public realm improvements designed to ensure the attractiveness and thus the vitality and viability of the Town Centre.
  - Contributing to the riverside walk;

#### What the Core Strategy Preferred Options say

- 4.250 Policy CC5 says that, In order to achieve sustainable growth, the Council will seek developer contributions to meet the boroughs key priorities. Transport infrastructure is recognised as an integral part of this. The policy also says that in doing so, although other obligations may be sought or required depending upon the individual characteristics of a developer proposal, particular regard will be given to the following list of priorities:
- Affordable housing
  - Sustainable transport
  - Education, skills and training programs and facilities
  - Community services and facilities including children's centres
  - Open space and parks development (both capital and revenue contributions)
  - Health programmes and facilities
  - Environmental improvements to the public realm (including public art)
  - Any locally identified priorities as set out within the Barking and Dagenham Community Strategy and Local Area Agreements.

## **5.0 SITE OVERVIEW**

- 5.1 Government guidance on the production of Development Plan Documents states that allocations for specific land uses should be made in one or more development plan document (para 2.15, PPS12). Paragraph 2.20 indicates that specific site allocations and proposals should be included on an adopted proposals map.
- 5.2 The guidance also makes provision for separate inset maps to show policies for part of the authority's area such as the policies for Area Action Plans. In the case of Barking, the town centre AAP will appear as a boundary on the Borough LDF Proposals Map with detailed policy and allocations appearing in the AAP inset map.
- 5.3 It is not the purpose of the Issues and Options Report to bring forward proposals for specific sites. However, Schedule 1 below describes the sites referred to throughout the report and makes clear their current planning status. In some cases, such as the master planning exercises for London Road/North Street and the River Roding, separate stakeholder and community consultation exercises have been or are about to take place. Once feedback on these and on this Issues and Options Report has been considered, the Preferred Options report will include a schedule of potential development sites within the Plan area and their proposed uses.
- 5.4 Schedule 2 sets out the housing sites which have been used to determine the current estimate of housing capacity within the Action Plan area between 2007/08 and 2016/17

<b>SCHEDULE 1: Potential Development Sites and their Current Planning status</b>	
<b>Site</b>	<b>Commentary/Current Planning status</b>
Town Square	<p>The Phase 1 scheme consisting of a new Learning centre which will combine the provision of public library services with learning opportunities, 246 new homes and substantial public realm improvements is already under construction and due for completion during 2007.</p> <p>The planning application for Phase 2 which consists of ground floor shopping with 272 new homes above it has been submitted.</p>
London Road/North Street	In February 2007, the Council, as landowner rather than as Local Planning Authority, agreed a Master plan for this 2.2 hectare street block which proposes the creation of a new public square, some 7,500 square metres of commercial floorspace and over 450 new homes. The Council is currently appointing consultants to develop the Master plan into a planning application for the site.
The Lintons	This is a Council owned site of some 2.5 hectares which currently contains 256 flats in one high rise and 2 medium rise blocks. The Council has decanted all tenants and is currently seeking CPO powers to acquire the 2 outstanding leasehold interests. The Council is also appointing consultants to prepare a master plan and a planning application for the site which is expected to include some 500 homes and a Local Enterprise Growth Initiative Business Centre.
The River Roding area	In late 2006, the London Thames Gateway Development Corporation commissioned work to produce a Master Plan for this area. This will be the subject of stakeholder and community consultation in the summer of 2007. The area can be divided into a number of different components and the emerging proposals/treatments for each are considered below
a) Freshwharf Estate	An outline planning application was submitted in March 2007 for the redevelopment of 4.2 hectares of the site to provide up to 2861m <sup>2</sup> of shops, restaurants, cafes, takeaways and bars, up to 1248m <sup>2</sup> of business/office use and up to 1,155 residential units.
b) Tescos	The existing store of some 40,000 sq ft is now regarded as too small by the company who are seeking expansion. The company have initiated pre-application discussions with the Council about an extension of some 1,500m <sup>2</sup> to 2,000 m <sup>2</sup> but in the longer term it is understood that the company would prefer a 10,000 m <sup>2</sup> store either on this site or elsewhere in the area.
c) Abbey Retail Park	<p>The existing development is low density and of undistinguished architectural quality doing nothing to provide an appropriate gateway to the Town Centre or setting for the Abbey Ruins. It is also appears to be trading poorly.</p> <p>The Master Plan suggests the possibility of a redevelopment of the site to provide continuing but increased retail floor space on the lower floors with residential accommodation above</p>

d) Abbey Road Cultural/Creative Industries Quarter	The London Thames Gateway Development Corporation is continuing to acquire properties in order to fully assemble the site for development
The Station Quarter	The London Thames Gateway Development Corporation has commissioned work to produce a Master Plan for this area. The Master Plan, which is due to be produced early in 2008, is expected to bring forward detailed proposals for improving the functioning of Barking Station and providing better public transport interchange including for East London Transit. It will also examine the scope for further development around the station, including whether additional shopping might be provided whether there is the potential for significant office development and the inclusion of environmentally acceptable housing
Abbey Green	Groundwork London are currently carrying out a baseline assessment of Abbey Green as a precursor to establishing an International Design Competition later in 2007 which it is expected will bring forward proposals which will enhance the appearance and usage of the Green whilst also accentuating its role in the linking of the Town Centre and the river.
The Gascoigne Estate	The Council and English Partnerships will be commissioning consultants to prepare a Master plan to guide the renewal of the Estate. Significant additional homes are expected to be generated and are reflected in the estimate of housing capacity in the Plan area set out in Schedule 2.

**SCHEDULE 2: BARKING TOWN CENTRE AAP  
2007/08 -2016/17 HOUSING CAPACITY ESTIMATE**

- a) Sites completed prior to April 2007 and thus not included in the 2007/08-2016/17 Capacity Figure

Name of Site	Gross Units	Demolition	Net Additions
St Ann's	125	0	125
Hewett's Quay	120	0	120
Tanner Street Gateway	165	118	47
Tanner Street Persimmon	50	0	50
Foyer	118	0	118
Furlongs ( based on 80% complete)	212	0	212
<b>TOTAL</b>	<b>790</b>	<b>118</b>	<b>672</b>

- b) Sites which will be completed after March 2007 and are included in the 2007/08-2016/17 Capacity Figure

Name of Site	Gross Units	Demolition	Net Additions
Furlongs ( based on 20% outstanding)	54	0	54
Freshwharf	1200	0	1200
Abbey Road Creative Quarter	400	0	400
Eastern Gascoigne	2850	1700	1150
Lintons	500	233	267
Cambridge Road (Higgins)	149	0	149
Cambridge Road (Northern)	200	0	200
Station Quarter	200	0	200
Town Square (Phases 1 and 2)	518	0	518
Axe Street	93	0	93
Triangle	70	0	70
London Road/North Street	525	64	461
Highbridge Road	52	0	52
Working Men's Club	83	0	83
Vicarage Field	100	0	100
Bamford Road	83	0	83
Loxford Road	65	0	65
<b>TOTALS</b>	<b>7142</b>	<b>1997</b>	<b>5145</b>

Source: LBB&D Housing Schedule April 2007



**SCHEDULE 3: BARKING TOWN CENTRE RETAIL FRONTAGES AS  
DEFINED IN THE UNITARY DEVELOPMENT PLAN**

**PRIME SHOPPING FRONTAGES**

2a-32 East Street	1-12 The Arcade
34-42 East Street	13-23 Ripple Road
54-68 East Street	68 East Street - 6 Ripple Road
1-17 East Street	2-18 Station Parade
19-31 East Street	24 Station Parade – Vicarage Field
33-67 East Street	1-27 Station Parade
4-11a Ripple Walk	12-20 Ripple Walk
23-33 Station Arcade	34-44 Station Arcade
45-51 Station Arcade	F1-F7 Station Parade
1 Ripple Road – Unit 3 Ripple Walk	
Somerfield – Ripple Walk	

**SECONDARY SHOPPING FRONTAGES**

29-41 Station Parade	51-61 Station Parade
50-74 Station Parade	24-30 Ripple Road
32-58 Ripple Road	25-55 Ripple Road
1-7 London Road	

**UNRESTRICTED SHOPPING FRONTAGES**

107-119 Ripple Road	62-82 Ripple Road
2-12 North Street	14-42 North Street
13-41 Longbridge Road	69-99 Longbridge Road
14-38 Longbridge Road	

## GLOSSARY OF TERMS

Biodiversity	This refers to the variety of plants, animals and other living things in a particular area or region. Biodiversity has value in its own right and has a social and economic value for human society.
Borough Wide Development Policies	This document within the Local Development Framework (LDF) will contain detailed forms of development policies. It will have the status of a Development Plan Document.
BREEAM	Building Research Establishment's Environmental Assessment Method
Car Club	A new way to use a vehicle without owning one. Car Clubs operate via the internet or telephone, where a car can be booked for use by the hour. Car Clubs usually charge £100-200 annually, with vehicle usage charges of £4-5 for the first hour and £2-3 for subsequent hours.
Combined Heat and Power (CHP)	Combined Heat and Power (CHP) is a fuel-efficient energy technology that, unlike conventional forms of power generation, puts to use the by-product heat that is normally wasted to the environment.
Community Strategy	The Community Strategy 'Building Communities and Transforming' provides a long term vision and action plan for Barking and Dagenham articulating the aspirations, needs and priorities of the local community-prepared by the Barking and Dagenham Local Strategic Partnership.
Core Strategy	The Local Development Framework document which sets out the long term spatial vision for the local authority and the spatial objectives and strategic policies to deliver that vision. The Core Strategy will have the status of a Development Plan Document.
DCLG	Department for Communities and Local Government
East London Transit (ELT)	ELT is proposed to run through Barking Town Centre and is currently proposed to be a bus system.
Evening Economy	Uses that attract people to an area in the evening, especially cultural and entertainment facilities and associated

	bars and restaurants.
Infrastructure	Basic services necessary for development to take place such as roads, electricity, sewage, water, education and health facilities.
Interim Planning Guidance	Interim Planning Guidance sets out Barking's approach to a number of planning policy issues pending the adoption of the Local Development Framework.
Issues and Options	Document(s) produced during the early production stage of the preparation of the Development Plan Documents and issued for consultation.
Local Development Framework (LDF)	A Local Development Framework is a folder of local development documents that outlines how planning will be managed in the area
Local Development Scheme	A three year project plan setting out the documents the Council intends to produce within its Local Development Framework and how and when it will involve the public in their preparation.
Local Employment Growth Initiative (LEGI)	LEGI was announced by the Chancellor in the 2005 Budget. It aims to release the economic and productivity potential of the most deprived local areas across the country through enterprise and investment thereby boosting local incomes and employment opportunities and building sustainable communities.
Local Implementation Plan (LIP)	<p>LIPs are produced by each of the London boroughs to set out how they will implement the Mayor's Transport Strategy in their area. The plans are statutory documents required by the Greater London Authority Act 1999.</p> <p>LIPs provide a mechanism for ensuring continued delivery of well-integrated transport improvements for London and for monitoring progress. Priorities such as safety and security, reducing traffic congestion, improved bus services, accessibility and local area initiatives are addressed.</p>
London Plan	The Mayor of London has produced a new planning strategy for London. The London Plan replaces the previous strategic planning guidance for London (known as

	RPG3), issued by the Secretary of State. The London Plan is the name given to the Mayor's spatial development strategy.
London Thames Gateway Development Corporation (LTGDC)	<p>The London Thames Gateway Development Corporation is an unelected urban Development Corporation that has been charged with redevelopment of two East London areas in the Thames Gateway that fall within Greater London</p> <ul style="list-style-type: none"> <li>• the Lower LeaValley area in the boroughs of Hackney, Tower Hamlets, Newham and Waltham Forest.</li> <li>• the London Riverside on the north bank of the River Thames in the boroughs of Newham, Barking and Dagenham and Havering. The Riverside area is contiguous with the area covered by the Thurrock Development Corporation.</li> </ul>
London Riverside	The London Riverside is a new development area in London, England and part of the larger Thames Gateway redevelopment zone. The area earmarked for development spans 179ha with the development spanning the River Thames and adjacent sections of Havering and the London Borough of Barking and Dagenham. Much of the development will re-use brownfield industrial land on the river.
Major Centres	The London Plan defines Major Centres as important shopping and service centres, often with a borough-wide catchment. They are typically smaller in scale and closer together than those in the metropolitan category (which include Ilford and Romford). Their attractiveness for retailing is derived from a mix of both comparison and convenience shopping. Some major centres, which have developed sizeable catchment areas, also have some leisure and entertainment functions. Major centres normally have over 50,000 square metres of retail floorspace.
Major Developments	Greater than 10 homes or 1,000 sq m of other development
Metropolitan Centres	Metropolitan Centres are defined by the

	London Plan as serving wide catchment areas covering several boroughs and offering a high level and range of comparison shopping. They typically have over 100,000 square metres of retail floorspace, including multiple retailers and department stores. They also have significant employment, service and leisure functions.
Planning Policy Guidance Notes	Guidance produced by the Government on planning matters (these are gradually being replaced by Planning Policy Statements)
Planning Policy Statements	Statements of National Planning Policy issued by the Government (to replace Planning Policy Guidance Notes)
Strategic Developments	500 homes or a commercial development on a site greater than 10 hectares)
Sustainability Appraisal.	A systematic review of the Borough Council's Local Plan policies, in order to evaluate their impacts on achieving sustainable development. The appraisal is an integral part of the plan making and review process, which allows for the valuation of alternatives and is based on a quantifiable baseline of environmental, social and economic aspects of achieving sustainable development.
Sustainable Communities	Places where people want to live and work, now and in the future.
Sustainable Design	This mainly refers to the design of buildings, places and landscapes which aims to reduce the effect on the environment as far as possible. The design may also consider economic and social effects.
Tall Building	A building which is 6 or more storeys, significantly higher than its neighbours and/or which recognisably changes the skyline
Thames Gateway	The Thames Gateway is an area of land stretching 40 miles (60 km) eastwards from East London on both sides of the River Thames and the Thames Estuary. The area, which includes much brownfield land, has been designated a national priority for urban regeneration. It stretches from Westferry in Tower Hamlets.
Unitary Development Plan (UDP)	The Unitary Development Plan (UDP) is a land use plan produced under the old

	Development Plan system. LBB&D adopted its UDP in 1996.
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