

THE EXECUTIVE

Tuesday, 20 May 2008

**Agenda Item 8. Local Development Framework: Site Specific
Allocations - Issue and Options (Pages 1 - 69)**

The attached documents are the appendices to the report which appears on the main agenda.

Contact Officer: Pat Brown
Telephone: 020 8227 3271
Fax: 020 8227 2171
Minicom: 020 8227 2685
E-mail: pat.brown@lbbd.gov.uk

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**LOCAL DEVELOPMENT FRAMEWORK
SITE SPECIFIC ALLOCATIONS DEVELOPMENT PLAN
DOCUMENT**

ISSUES AND OPTIONS REPORT

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1 Introduction

This document seeks your view on options for the development of land or buildings on sites within the borough which may come forward for development during the lifetime of the Local Development Framework (LDF) (i.e. the next 15 years).

The Site Specific Allocations Development Plan Document (DPD) is very important as it helps deliver the LDF Core Strategy vision and objectives for development in the borough. It will also help deliver the priorities that are being identified as part of the Sustainable Community Strategy.

When it is finished the Site Specific Allocations DPD will:

- identify important sites in the borough and specify which types of development are acceptable on the site e.g. housing, employment or retail use;
- provide detailed information on these important sites such as its size, the number of houses expected to be delivered on the site or in the case of an employment site, the number of jobs that may be created;
- identify other important sites such as allotment land and open space which will be protected from development; and
- redefine the extent of shopping frontages in the borough's district and neighbourhood centres so that we can continue to promote retail as the main function for our town centres whilst also encouraging complementary uses.

2 Timetable for the preparation of the Site Specific Allocations DPD

The timetable for the preparation of the Site Specific Allocations DPD is set out in the Council's Local Development Scheme. The key stages are outlined in bold below:

Ongoing discussions with developers, landowners, the community and other interested parties.	Preparation of the Site Specific Allocations DPD	
	Consultation on the Issues and Options	June 2009 – this stage.
	Assess all options for site allocations and develop the Council's preferred options	

	Consult on the Preferred Options for the Site Specific Allocations DPD	January 2009
	Consider any further proposals submitted as part of the preferred options consultation	
	Prepare the submission document	
	Submit Site Specific Allocations DPD to Government	September 2009
	Independent Examination in Public of Site Specific Allocation DPD by Planning Inspectorate	
	Adoption	2010

3 How to provide comment on this document

We welcome your comments on this report. We are particularly interested to know the following.

1. What information or opinions you have in relation to any of the sites included in Appendix I to this report?
2. What sites or areas you think would be good for, or benefit the most from, development or redevelopment? If so, what type of development do you think should be built on these sites?
3. What additional areas of open space do you think should be protected?
4. Which shops should be included as important frontage to be protected in our district and neighbourhood centres?
5. Are there any other development needs or proposals which we have not already identified and which will need land or buildings?

This report includes a pull-out questionnaire for you to complete. Please use this to provide us with your responses.

We need your help to shape the future of Barking and Dagenham. Your views and comments will help us make decisions about the use of land in the borough. Please send us your comments by **Monday 28 July 2008**.

The address to send your comments to is:

Planning Policy and Strategy Team Leader
Spatial Regeneration Division
Regeneration Department
London Borough of Barking and Dagenham
3rd Floor
Maritime House
1 Linton Road
Barking

IG11 8HG

You can also email your comments to:
planningpolicy@lbbd.gov.uk

This report is also available to view on our website (www.lbbd.gov.uk).

4 Purpose of the Issues and Options Paper

The Issues and Options Paper introduces the Site Specific Allocations DPD. It sets out site specific options for development including housing, employment, community uses, mixed uses, retail, open space, recreation, tourism and other land uses.

This first stage of consultation provides an opportunity to consider the basic underlying issues of each proposed land use and site.

This Issues and Options paper is broken down into three elements:

- Sites allocated for new development;
- Open spaces (including allotment sites and sites of importance for nature conservation) to be protected from development through the Site Specific Allocations DPD; and
- Shopping parades that are to have their frontages reviewed as part of the Site Specific Allocations DPD.

There are four appendices attached to this document. The first provides a schedule of sites, a proposed list of open spaces to be protected from development, and a schedule of the retail frontages to be reviewed as part of the Site Specific Allocations DPD. The site plans and maps for all the sites, open spaces and retail frontages are set out in Appendices Two, Three and Four.

5 Key Challenges in preparing the Site Specific Allocations DPD

The London Borough of Barking and Dagenham is on the eastern fringe of London and forms part of the Thames Gateway. It is a relatively small, outer London Borough and has a population of 164,000 (Census 2001). As part of the London Thames Gateway, the borough is undergoing a period of significant development and growth. The Mayor of London has set the borough a housing target of at least 11,900 additional homes to be delivered during the 10 year period 2007/8 to 2016/17. The land required for this housing development has largely already been allocated and taken into account through granting planning consent on major schemes such as Barking Riverside (where 10,800 homes are

projected to be delivered over a 20 – 25 year period) and through the Core Strategy which identifies our two other regeneration areas (South Dagenham and Barking Town Centre) as locations appropriate for major housing schemes.

The new homes in the borough represent a significant increase to the borough's population. The needs of the existing and new population can not be provided for by existing services and facilities. A further key challenge of the SSA DPD is to identify sites in the borough which can be developed for the purposes of providing new transport infrastructure and new social infrastructure such as schools, health facilities, children's centres, open space and sports facilities.

The borough also has a considerable amount of industrial land which has a strategic role to play in the context of Greater London. It is important the SSA DPD safeguards this land appropriately and ensures that it is used efficiently.

6 Sites to be Allocated for New Development

The considerable challenge in the preparation of the Site Specific Allocations DPD is to match the availability of land in the borough with the various competing demands on land including housing, employment, open space, social and transport infrastructure. More information on these demands is set out below.

However the consideration of need in a borough is only part of the question. Each development site is likely to have a number of constraints on it meaning that some uses are unsuitable. Some constraints will have been set by central government policy, others may be set at regional or local level through policies set in the London Plan or the Council's own Core Strategy. For example, a development site which has poor access to public transport should not be a focus for large scale housing development unless significant improvements are to be provided such as through a Section 106 agreement. Likewise a development site located in an area at a high risk of flooding would not be a suitable location for vulnerable users such as emergency services.

The constraints on a development site will be assessed and appraised fully as part of the sustainability appraisal of the Site Specific Allocations DPD. However at this stage, the Appendices to this report include information relating to flood risk and public transport accessibility levels at each location.

6.1 Background to Key Regeneration Sites

The LDF Core Strategy identifies four key regeneration sites in the borough. It states that Barking Riverside, South Dagenham and Barking Town Centre will provide a focus for much of the housing development that is expected to take place in the borough and the fourth key regeneration site, Dagenham Dock will provide a focus for much of the employment development that is expected to take place in the borough. An important role of the SSA DPD is to designate in

more detail what type of development is the most appropriate on three of the key regeneration sites, Barking Riverside, South Dagenham and Dagenham Dock. The SSA DPD will not address Barking town centre as this is addressed in the Barking Town Centre Area Action Plan.

Appendix I includes the three key regeneration sites Barking Riverside, South Dagenham and Dagenham Dock.

6.2 Background to Housing Issues

A key priority of the Barking & Dagenham Community Strategy is to improve health, housing and social care. An important strand of this objective is to encourage a range of high quality affordable and market housing that will contribute to building sustainable communities.

The Barking & Dagenham Housing Needs Survey (2005) contains a number of key messages relating to the future requirements for both affordable and market housing in Barking & Dagenham. Overall, the study estimates that there is currently a short fall of affordable housing in the Borough of around 1,944 units per annum. The data shows that the shortfall relative to supply is greatest for 4 bedroom (or larger) accommodation, however there is also a high volume of need for one and two bedroom accommodation. This emphasises the need to provide locally for a range of housing sizes. Recent supply has been largely 1 and 2 bedroom flats so there is now a need to balance this out over the plan period.

Appendix I includes many sites which are likely to be instrumental in delivering the borough's housing target, not least of all the key regeneration sites at Barking Riverside and South Dagenham.

6.3 Background to Employment Land

Barking and Dagenham is the most industrial of all the London boroughs. It has a number of areas of employment land including three Strategic Industrial Locations. These are the River Road Employment Area, Rippleside and Dagenham Dock.

In addition to these there are areas of Locally Significant Employment Sites. The Core Strategy states that B8 (storage and distribution uses) should be located on sites south of the A13 where it has better transport accessibility (River Thames and A13) and will have less of an impact on nearby homes.

One of the main challenges for creating new jobs in the borough is providing sites for small and medium size businesses (SMEs) which are affordable. This is especially important for new start-up businesses. The Barking Town Centre Area Action Plan provides a number of new sites for SMEs but more work must be done as part of the SSA DPD to find sites elsewhere in the borough. One

possibility is the site of Frizlands Land Reuse and Recycling Centre. This is considered a good location for the creation of business start up units.

In recent years, the Council has released over 40 ha of land that was previously used by industry, showing the effect that the decline of manufacturing industry in Britain has on this borough. Some of this land is now used for residential purposes where as some has yet to be developed.

It is important that sufficient land is kept available for employment uses which is readily capable of development and well served by infrastructure. It is also important that Barking and Dagenham continues to serve its strategic function in the provision of Strategic Industrial Locations.

A good example where this has been done is the Sustainable Industrial Park (SIP) in Dagenham Dock. The Sustainable Industrial Park (SIP) provides a focus for businesses in the following sectors: marterials; recycling/reuse; waste/waste to energy; and sustainable constructure. The implementation of the SIP is based upon a number of key success factors

- A high profile, successful business park that has a considerable positive impact on local land values and the image of east London;
- A significant impact on branding east London as an area for environmental technologies;
- An increase in jobs – particularly NVQ level 3+;
- Significant private sector investment;
- Building on considerable existing environmental business case e.g. Closed Loop London, the UK's first food grade plastics reprocessing facility.

Policy CE3 of the Core Strategy Development Plan Document safeguards designated employment land in the borough, although it does admit of circumstances where some release may be permitted. Appendix 1 includes the all the local and strategic industrial land in the borough. It will be the role of the Site Specific Allocations DPD to identify in more detail specific commercial and industrial uses appropriate to these sites.

As well as general B1 (business), B2 (light industrial) and B8 (storage and distribution) uses, our Strategic Industrial Locations and Locally Significant Employment Sites can house other employment or industry related uses, e.g. waste processing facilities. Those located alongside the Thames or on the rail network could also play a role in increasing the sustainable transport of freight. Appendix 1 identifies the area surrounding the Renwick Road/Ripple Road and the railway line as one suitable for the location of a Strategic Rail Freight Interchange (SFRI), where goods can be transferred between rail and road.

6.4 Background to Social Infrastructure Needs

Social infrastructure includes children's play and recreation facilities, education (early years, primary and secondary), child care facilities, healthcare provision, public libraries, community centres, halls and meeting rooms, public sports and leisure facilities, religious meeting places, open spaces and green spaces (including allotments) and emergency and essential services.

The borough's future needs for social infrastructure is related to the borough's population and therefore linked with the progress of housing development. As stated above, the Council is required to produce and maintain a housing trajectory (which will identify expected delivery of housing within a set timescale) on a five yearly basis. The land requirements for social infrastructure will vary according to this housing trajectory.

Children's play and recreation facilities

Barking and Dagenham is one of a handful of boroughs that do not have a play service, but a play strategy has been written and is being delivered through its 'Parks and Leisure Development' section.

An audit of current provision across the borough has been undertaken as part of the Barking and Dagenham Play Strategy 2007.

After analysing the range of provision types and facilities across the wards, the play strategy highlights five wards where there is almost no play provision of any kind despite these five wards accounting for 28% of the children and young people in the borough. The wards of Whalebone, Becontree, Parsloes, Eastbury and Eastbrook are prioritised as in being a focus for play intervention.

Education

Across the borough there are currently 9 secondary schools with 11,330 places and 22 primary schools with 17,466 places.

In June 2006, the London Borough of Barking and Dagenham commissioned consultants to prepare a Social Infrastructure Needs Assessment for the borough between 2006 and 2027. This assessment provided a snapshot of the borough in relation to its need for healthcare, education, community, emergency and essential services, leisure and recreational facilities and open space.

This assessment concluded that there is a current shortage of primary schools in the south of the borough and there is anticipated to be further future need for primary schools in the south of the borough as well as in Barking town centre. The assessment also concluded that there are current and future shortages of secondary schools in the Eastern part of the borough and the South of the borough and when taking into consideration projected population growth.

Need for additional provision will vary depending on the progress of housing supply. However, there is likely to be an additional need for a further 10 – 15 new schools across the borough over the plan period.

Appendix I includes a number of sites which includes schools as a suggested use. This includes a two new primary school and one new secondary school at Barking Riverside, a new primary school in Lymington Fields and a new primary school on the former University of East London site.

Due to the limited availability of land in the borough it may be appropriate to combine schools buildings and facilities with other uses such as sports and health facilities for the wide community. It will be the role of the Site Specific Allocations DPD to explore this further.

Childcare Provision

Across the borough, there is a total of 274 child-minders, 6 creches, 2 family centres, 19 full day care providers, 37 nursery schools within schools and 17-pre school nurseries. According to the Social Infrastructure Needs Assessment undertaken in 2006, access to early year's childcare provision is reasonably good in the borough with an exception being in the south of the borough near the riverside. Projected population growth however expected to lead to a shortage in the in the east of the Borough.

Health Facilities

The Social Infrastructure Needs Assessment states that there is relatively good access to GP facilities across the borough, with the exception being in the South of the borough near the riverside. There are further shortages identified in the eastern part of the borough. In terms of projected population growth the Social Infrastructure Needs Assessment estimated that there may be a need for an additional 25 GPs, approximately 2,367 sq m of primary health care and 21 dentists to by the year 2016.

Appendix 1 includes two sites where additional health facilities are proposed. One is a polyclinic in the new district centre at Barking Riverside and the other is Barking Hospital where facilities could be improved and extended.

Public Libraries

The borough contains 11 libraries with the greatest concentration of these being in the north and central parts of the borough. Analysis of demand undertaken as part of the Social Infrastructure Needs Assessment indicates a demand for additional library space by the year 2027. The Council is currently reviewing its library provision which will potentially involve the consolidation of some smaller facilities into new larger facilities that could provide a better service for a larger catchment area. These are the Church Elm Public House site and Barking Riverside Regeneration Area.

Community Centres, Halls and Meeting Rooms

Analysis of demand undertaken as part of the Social Infrastructure Needs Assessment indicates a demand for additional community space by the year 2027. Due to the limited availability of land in the borough it may be appropriate to combine community space with other uses such as library buildings. It will be the role of the Site Specific Allocations DPD to explore this further.

Sports and Leisure Facilities

Sports and Leisure Facilities include outdoor sports facilities such as football, cricket, rugby union, bowls and tennis. It also includes indoor sports facilities such as leisure centres and swimming pools. Two important pieces of work have been carried out providing information on sport and leisure facilities. These are the Social Infrastructure Needs Assessments and the London Borough of Barking and Dagenham Playing Pitch and Outdoor Sports Facilities Strategy 2005 – 2010. Both reports highlight significant additional requirements in the borough given the projected population growth, particularly for outdoor sports pitches, sports halls and swimming pools.

As well as meeting the needs of local residents it may be appropriate to identify sites in the borough to serve for rugby/football clubs currently located elsewhere.

Appendix 1 (part 1) includes a number of sites suitable for the location of new or improved sports and leisure facilities. This includes Becontree Heath where a new leisure centre and swimming pool is proposed and Barking Riverside where new leisure facilities are proposed.

Religious Meeting Places

Barking and Dagenham is home to a very rich and diverse range of faith communities and the demand for religious meeting places in the borough is increasing. In 2001, the Census collected information about religious identity, over three-quarters of the borough's population reported belonging to a faith. Religious meeting places can have wider community functions. For example, religious meeting places can provide access to training and education opportunities and provide ongoing support for health problems such as drug/alcohol abuse. They can also act as banqueting halls for weddings and other functions of a religious nature.

Planning Advice Note 4: Religious Meeting Places states that the following types of premises could be suitable for temporary dual or multi-use by faith groups, subject to residential amenity considerations and the beliefs of individual faith groups

- Underused existing religious meeting places
- Vacant buildings in retail parks

- Community Halls
- Schools, colleges and public libraries (outside of operating hours)
- Other public venues (e.g. theatres and public houses)

In terms of preferred sites for religious meeting places the Council states that they should be located in or near to town or district centres (i.e. Barking Town Centre, Dagenham Heathway District Centre or Chadwell Heath District Centre), because of their high levels of accessibility.

Residential areas and designated local centres and parades which are outlined on the UDP Proposals Map may be considered as appropriate locations as long as there are no significant adverse effect on surrounding neighbours and there are no more suitable and available town or district centre locations for the proposed facility.

The Council normally do not consider retail parks, employment areas or industrial sites to be suitable locations for religious meeting places. However, exceptions might be made under special circumstances, for example, if the site or property is located on a vacant plot on the edge of an employment area or industrial site, with safe public access, suitable off-street parking provision and good public transport links (e.g. on an existing bus route).

Open Spaces and Green Spaces

Information on the protection of existing open spaces is set out more fully in paragraphs 7 to this report.

Appendix 1 (part 1) includes a number of sites which will include development of new open space in the borough. This includes provision of a new small public part in the north of the borough as part of a proposal for a new housing development at Lymington Fields. It also includes the University of East London site where there is an opportunity to secure new open space and green infrastructure through tree-lined streets that can provide a valuable link between Mayesbrook Park in the London Borough of Barking and Dagenham and Goodmayes Park to the north in the London Borough of Redbridge.

There is also a new strategic park opportunity within the borough. This is the London Riverside Conservation Park where an area of 148 acres is planned to come forward as part of planned housing development in Barking Riverside.

Emergency and Essential Services

There are two fire stations and one ambulance station currently existing in the borough. These are suitably located to ensure target response times to the majority of areas in the borough. There are however issues in the south of the borough as well as eastern parts of the borough where obstacles exist,

preventing emergency services from responding in the target time of 8 minutes. It is important therefore that the proposed development in these areas are carefully planned to ensure that the new development is designed in a way that not only enables the new housing to be reached within the target response time but also removes the existing barriers to access that currently prevent these target times from being achieved.

The Site Specific Allocations DPD will explore options for increasing the presence of the emergency service, for example, through the location of police shops in town centres and employment areas.

6.5 Background to Retail and Town Centres

The Retail and Leisure Capacity Study carried out in 2004 concluded that the range of shops, services and facilities in the borough could be improved. It states for example, that the borough has a limited range of multiple retailers, no department store and a poor range of comparison good shops. The Dagenham Heathway Regeneration Strategy has succeeded in addressing key shortcomings identified in the Retail and Leisure Capacity Study. It has resulted in attracting a supermarket back to the Heathway, improvements in the public realm as well as implementing plans for a new landmark building which will include a new library.

In 2006 a healthcheck was undertaken on our neighbourhood centres. This included all the retail areas in the borough with the exception of the two biggest, Barking town centre and Dagenham Heathway. The Neighbourhood Centre Health Check identified that many of the borough's retail centres to be in a poor state of repair. A lack of seating was noted, along with a lack of cycle parking facilities.

In addition to the network of centres within the town centre hierarchy there are three retail parks in the borough. These do not belong to an existing district or neighbourhood centre and are currently considered to be 'out of centre'. These are Merriellands Retail Park in Dagenham, Whalebone Lane South and Abbey Retail Park in Barking. Abbey Retail Park is covered in the Barking Town Centre Area Action Plan. The Site Specific Allocations DPD will need to consider whether redevelopment, for example to provide a more sustainable mix of uses, would be appropriate for the Merriellands and Whalebone Lane South retail parks.

The hierarchy of district and neighbourhood centres in the borough is discussed further in paragraph X of this report. There is a new district centre proposed at Barking Riverside (see Appendix 1).

6.6 Background to Transport Infrastructure

In order to serve the existing and future population in the borough there are a number of additional transport infrastructure schemes proposed. This includes the following:

- Crossrail;
- Extension of the existing Dockland Light Railway to each either Barking Riverside or Dagenham Dock;
- Improvement to the C2C line including improved interchange facilities at Dagenham Dock and a new station at either Renwick Road (in Barking and Dagenham) or Beam Park (London Borough of Havering);
- A new bus based transit system from Ilford to Barking Riverside and Dagenham Dock via Barking (East London Transit);
- New grade separated junction at the A13/Renwick Road Junction;
- A freight interchange facility in the Renwick Road Area

It will be the role of the Site Specific Allocations DPD to identify any land requirements associated with the above transport infrastructure (e.g. safeguarded route for the DLR)

6.7 Gypsy and Traveller Accommodation

The Mayor of London requires the London boroughs to assess the accommodation needs of gypsies and travellers and to review their pitch capacity.

The most recent caravan count undertaken in the borough shows that there are currently 12 authorised pitches within the borough. These are all located on the eastern border of the borough in Eastbrookend Country Park. A new and comprehensive London-wide study of gypsy and traveller accommodation has recently been undertaken. Any additional need identified as part of this study will have to be taken into account in the Site Specific Allocations DPD. If necessary the DPD will allocate additional sites for gypsies and travellers in the borough.

6.8 Other competing needs for land

There may be other competing needs for land which are not included in the above but should be considered in the Site Specific Allocations DPD.

For example, the London Plan states that boroughs should identify in their plans broad areas where the development of specific renewable energy technologies is appropriate.

The borough is currently home to one stand alone 85 m high wind turbine, which together with its companion (located in the London Borough of Havering), has a combined capacity of 3.6 MW. There are also many developments within the borough with renewable energy technology (e.g. building mounted wind turbines, solar thermal cells and photo voltaic cells) designed in.

Some areas of the borough may be particularly suitable for certain types of renewable energy technology. This may be for example because exposure to wind or characteristics of surrounding development. An important role of the SSA DPD will be to identify if there are any areas within the borough which would be particularly suitable for the location of specific renewable energy technology or indeed the location of a zero carbon development.

If you are aware of any additional need for land or premises not covered in this paper, please provide information in response to this consultation (please refer to the response forms provided as part of this consultation).

7 Open Spaces to be protected

It will be the role of the Site Specific Allocations DPD to identify important open space sites which should be protected from development. Such sites will include local open spaces to be designated as part of the Greater London Strategic Open Space Network; open spaces to be designated protection on nature conservation grounds, or open spaces to be designated protection for other amenity uses such as allotment sites.

The current LDF proposals map brings forward open spaces sites which were designated in the UDP's proposal's map. It will be the role of the Site Specific Allocations DPD to review these sites and make additions and deletions as appropriate.

The LDF proposals map also includes the borough's Sites of Importance for Nature Conservation. These are important when considering the contribution and/or negative impact which a development proposal can have on the borough's biodiversity. It will be the role of the Site Specific Allocations DPD to review these sites and make additions as appropriate.

7.1 Greater London Strategic Open Space Network

There are currently four areas of open space within the London Borough of Barking and Dagenham which fall within the Greater London strategic open space network. These are Barking Park, Mayesbrook Park and Parsloes Park which are designated as Metropolitan Open Land and there is also the Thames Chase Community Forest. The Thames Chase Community Forest covers 40 square miles (104km²) of green belt land in East London and South-West Essex; around the towns of Upminster, Romford, Dagenham, Grays and Brentwood. It includes areas of Green Belt within the Belt along the eastern boundary of

Barking and Dagenham and includes the borough's three district parks (Central Park, Beam Valley Country Park, the Chase Local Nature Reserve), the borough's Eastbrookend Country Park and one of the borough's local parks (Old Dagenham Park).

In addition to the Greater London strategic open space network there are further areas of open space which are of local importance. This includes 10 local parks (in addition to Old Dagenham Park) and a further thirteen small or pocket parks.

Appendix I (part 2) includes a list of open spaces and green spaces proposed to be protected from development through the provision of designation as part of the Greater London Strategic Open Space Network

7.2 East London Green Grid

Important open spaces in the borough also fall within the East London Green Grid network. There is a Supplementary Planning Document to the London Plan currently emerging which sets out policy and guidance on the East London Green Grid network. The aim of the Green Grid is to create a network of interlinked, multi-functional and high quality open spaces that connect with town centres, public transport nodes, the countryside in the urban fringe, the Thames and major employment and residential areas. The Green Grid envisages the creation of new public spaces, the enhancement of existing open spaces and improvements to the links in between. The borough falls within three of the SPD's identified sub-areas. These are the sub area for Roding Valley and Epping Forest, the sub-area for Thames Chase, Beam and Ingrebourne and the sub-area for London Riverside.

7.3 Nature Conservation

The borough's Sites of Importance for Nature Conservation are included in Appendix 1 (part 2).

When considering nature conservation in the borough it is important to consider that the key green spaces within the borough follow the river courses of River Roding (Abbey Green), Loxford Water (Barking Park), The Mayes Brook (Greatfields Park, Rippleside cemetery, Mayesbrook Park, St. Chad's Park, Padnall Green), The Gores Brook (Scrattons Eco Park, Goresbrook Park, Parsloes Park), River Beam and Rom (Dagenham Washlands, Beam Valley Country Park, Eastbrookend Country Park, The Chase Nature Reserve, Central Park). The Council is currently working with the Environment Agency on a programme of river enhancements which will lead to an improvement in water quality and benefit biodiversity. As part of improving biodiversity in the borough it may be appropriate to designate space along existing river corridors to be safeguarded from development and secured for flood defence, water storage,

biodiversity, access to nature. Appendix 1 (part 2) includes list of river corridors which could be included on this list.

The Urban Design Framework Supplementary Planning Document (UDF SPD) was adopted by the Council in 2008 and includes a Landscape Framework Plan. This sets in place a framework for the retainment, enhancement and creation of green infrastructure in the borough. It comprises an interconnected network of parks, open spaces, tree-lined streets, wildlife and other corridors, woodland, pedestrian and cycle routes. Many of these elements will be included in the Site Specific Allocations DPD including the parks and open spaces but it might also be appropriate to include other elements such as the tree-lined streets.

A further potentially important habitat for biodiversity are corridors alongside proposed transport routes in the borough, namely the extension to the DLR and the East London Transit. It may be appropriate to safeguard these to ensure that they are set within green infrastructure.

7.4 Allotments

There are sixteen allotments sites across the borough covering a total of 13.15 hectares. Demand for allotments can be variable over time, but in the last few years and in line with regional and national trends, demand has steadily increased. The majority of our allotments sites are full and most have a waiting list. This demand is expected to continue to increase due to continuing interest in healthy lifestyles and organic produce, increasing tendency for women and young families to take up a plot, the increasing population and an increase in residential densities where new homes are built with no or limited garden space.

Some sites have been lost to development. There is a need to ensure proper protection of all those sites that can still serve a useful purpose. Safeguarding sites for allotment use will need to be complemented by promotion. If an allotment site is genuinely not needed the site should be allocated for another specific purpose.

Appendix I (part 2) includes a proposed list of allotments to be protected from future development.

8 Retail Frontages to be reviewed

Government guidance states that local planning authorities should develop and retain a hierarchy of town centres. This should include major centres (important shopping and service areas with some leisure and entertainment functions), district centres (traditionally providing convenience goods and services for more local communities), and neighbourhood centres (providing services for local communities lacking access to larger retail centres). This will help ensure that all communities have access to a range of town centre uses, as well as highlighting and remediating deficiencies in provision in areas with poor access to facilities.

Policy **CM5** in the Core Strategy identifies a town centre hierarchy in accordance with Government guidance. This comprises one major centre (Barking town centre), three district centres (plus a future district centre in Barking Riverside) and 35 neighbourhood centres. These are all set out in Appendix 1. Policy **BE5** in the Borough Wide Development Policies DPD seeks to maintain and enhance the vitality of the borough's district and neighbourhood centres by restricting non retail uses within designated frontages. For example, a shop could not be changed to a bank or a restaurant unless there were already a sufficient number of other shops within the parade of shops to ensure that the parade would not lose its primary function as a place for shopping.

It will be role the of the SSA DPD to review the primary and secondary retail frontages in all the district centres and all the frontages in the neighbourhood centres with the exception of those that fall within Barking Town Centre Area Action Plan.

9 Sites Covered in the Barking Town Centre Area Action Plan

The Site Specific Allocations DPD will not cover sites in Barking Town Centre as these are covered in the Barking Town Centre Area Action Plan (BTC AAP). To help with the consultation a list of sites covered by the BTC AAP is set out below. The BTC AAP is at preferred options stages as at July 2008 and includes the following sites.

Site 1	London Road/North Street – Mixed Use including a large food/non-food store, housing and further education facilities.
Site 2	Freshwharf Estate – Housing led Mixed Use
Site 3	Barking Station – New Transport Interchange and mixed Commercial & housing Uses
Site 4	The Lintons – Housing and Barking Business Centre
Site 5	Axe Street – Mixed Use including new multi-storey car park
Site 6	Gascoigne Estate – Housing and a new primary school
Site 7	The Abbey Retail Park – Housing, new primary school and possible small scale retail, cafes and bars.
Site 8	London Road/A406 Junction –housing led mixed use scheme
Site 9	Abbey Green – Open Space improvements
Site 10	Abbey Road Cultural/Creative Industries Quarter with housing
Site 11	Town Quay – Mixed Use Scheme including housing
Site 12	Vicarage Fields – Additional shopping floorspace with housing.

10 Community Benefits

The Site Specific Allocations DPD will have close ties with the emerging Community Benefits Supplementary Planning Document.

The purpose of the Community Benefits SPD will be to set out a clear, consistent, efficient and fair approach in attaining funding for and the provision of much needed services (e.g. employment training programs), infrastructure (e.g. roads, public spaces) and community facilities (e.g. hospitals, community halls) from new development.

As part of consultation on the Site Specific Allocations DPD we are also inviting you to provide comment on the development of the Community Benefits SPD. Please use the response forms provided as part of this consultation to give us your feedback.

10.1 What are community benefits?

Whenever homes, shops and offices are built they have an effect on our community. For example, people moving into an area may have children who go to nearby schools, people are likely to visit local doctors and parks as well as travel on local roads and buses. When the Council is deciding if planning permission should be granted for these new homes, shops or offices they may ask the developer to enter into a legal agreement. The Legal agreements include promises by the developer to the Council to provide such things as new, or improvements to existing parks, schools, and health and community facilities nearby or even employment training programs. These legal agreements are what we call community benefits.

We are currently proposing to improve the way we apply community benefits in the borough by introducing a standard charge on certain types of development. We would like to hear your thoughts on –

1. What types of development (e.g. homes, offices, and shops) should a standard charge be applied?
2. Are there any types of development that should not have to pay a standard charge (e.g. care homes)?

10.2 Why changes are needed to the current system of community benefits?

Improvements to the way we ask for community benefits is aimed at making the planning process more clear, consistent, efficient and fair for everyone involved. It will provide developers with the certainty they require regarding development

costs. It will remove the need for protracted s106 negotiations on every development site and speed up the planning application process. The funds raised by the standard charge will allow the Council and its partners to get the funding it needs to pay for costly infrastructure and facilities that are needed by the local community

10.3 What exactly do community benefits pay for?

Community benefits can provide a way to make sure that growth in Barking and Dagenham is sustainable and improves the quality of life instead of harming it. They may be provided to the Council as a cash sum but more generally they tend to be an agreement for the developer to provide improvements or new facilities to the local area.

The SPD will set out the situations where the Council will seek community benefits and/or standard charges from development.

At present, developing a Community Benefits SPD must be in-line with Government Circular 05/2005 which establishes five policy tests for determining how community benefits are to be applied. They should be -

- relevant to planning;
- necessary to make the proposed development acceptable in planning terms;
- directly related to the proposed development;
- fairly and reasonably related in scale and kind to the proposed development; and
- reasonable in all other respects.

A few examples of what community benefits may contribute towards are set out in the diagram below.



At this point in time we are asking –

1. What priorities do you think we should be asking developers to provide through community benefits?
2. Of the priorities you listed, can you place them in an order of priority? Feel free to add any priorities that you feel we are missing.

Glossary (to be completed)

DPD	
LDF	
SIP	
SIL	
The London Plan	
East London Green Grid	
TfL	

LOCAL DEVELOPMENT FRAMEWORK SITE SPECIFIC ALLOCATIONS DEVELOPMENT PLAN DOCUMENT

ISSUES AND OPTIONS REPORT

Appendix 1 – Schedule of Site Maps

Part One	Indicative List of potential Sites to be Included in the Site Specific Allocations DPD	Maps in Appendix Two
Part Two	Indicative List of Open Spaces, Sites of Importance for Nature Conservation and Allotments to be protected through the Site Specific Allocations DPD	Maps in Appendix Three
Part Three	Retail Frontages in the District and Neighbourhood Centres to be reviewed in the Site Specific Allocations DPD	Maps in Appendix Four

The Issues and Options Paper seeks your view on options for the development of land or buildings on sites within the borough which may come forward for development during the lifetime of the Local Development Framework (LDF). Appendices 1 – 4 contain indicative lists of sites for the purpose of undertaking consultation. Some of the sites already have planning consents attached to them in which case a Council view on appropriate use of these sites has already partly been determined. It is still important to include such sites in order to safeguard land for specific uses. The Council has not yet reached a decision on the appropriate use of the other sites included in this document. Site boundaries shown on these maps represent officer interpretation of the sites and they may not be accurate.

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
086	Barking Riverside	Key Regeneration Site to include future District Centre and future Neighbourhood Centre (community hub)	Brownfield land *planning consent granted	Mixed use sustainable community including New District Park 2 new schools District centre area Neighbourhood centre retail parade 11,900 new homes New Local Library Community meeting places New outdoor leisure space
018	South Dagenham West	Key Regeneration Site	Housing Merrilands Retail Park	Housing Retail – review status of Merrilands Retail Park as an out of town centre
020	South Dagenham East	Key Regeneration Site	Brownfield land	Employment Land Residential
n/a	Dagenham Dock	Key Regeneration Site Strategic Industrial Location	Strategic Employment Land	Strategic Industrial Land – review acceptable uses Institute for Sustainability
024	Rippleside	Strategic Industrial Location	Strategic Employment Land	Strategic Industrial Land - review acceptable uses
n/a	River Road/Thames Road/Creek Road	Strategic Industrial Location	Strategic Employment Land	Strategic Industrial Land - review acceptable uses

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
n/a	Ford Stamping plant	Locally important employment area	Employment Land	Employment Land
n/a	Chadwell Heath Industrial Park	Locally important employment area	Local Employment Land	Local Employment Land - review acceptable uses
083	Freshwater Road	Locally important employment area	Local Employment Land	Local Employment Land - review acceptable uses
028	Sanofi Site Two	Locally important employment area	Local Employment Land	Places of worship, retail, community facilities
n/a	Sanofi	Locally important employment area	Local Employment Land	Local Employment Land - review acceptable uses
084	Sanofi Site Three		Sports and Recreation	Leisure and Recreation
003	Sterling Industrial Estate & Wantz Road	Locally important employment area	Local Employment Land	Local Employment Land - review acceptable uses
n/a	Alfred's Way (West)	Locally important employment area	Local Employment Land	Local Employment Land - review acceptable uses
074	University of East London		Former site of University of East London Halls of Residence	Open space, New Housing, New School
027	Lymington Fields		Inaccessible brownfield land	Open space, New Housing, New School
009	Becontree Heath (mixed use)		Mixed Use	Housing, Leisure & Recreation, Retail, Mixed Use
018	Chequers Corner		Part of South Dagenham West	
060	13 – 25 Highland			

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
	Avenue			
031	135 Bromhall Road Depot & Surgery			
068	147 Halbutt & St George's Centre			Educational/housing/community facility
080	245A High Road			Housing
043	52 Markyate Road Depot			
078	58 – 62 Church Street			Housing
014	Barking Hospital		Operating hospital site for the Barking, Havering and Redbridge Primary Care Trust	Housing, health facilities, community facilities
029	Becontree Toilets		Disused toilets	
088	Barking Rugby Club		Rugby Club	
061	Brokelbank Lodge			Housing, Open space, Community Facility
006	Cadiz Court		Open Land	Housing
026	Cash and Carry		Existing warehouse located in the Barking Riverside Key Regeneration site	Housing, health facilities, community facilities, open space
030	Champness Road		Operating hospital site for the Barking, Havering and Redbridge Primary Care	Housing, health facilities, community facilities

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
			Trust	
087	Church Elm Public House		Former public house and market plaza	Housing, New Library, Retail, open space.
040	Earls Walk Car Park			Housing, Open space, Community Facility
089	Eldred Road			Housing, Open space, Community Facility
025	Eastern End of Thames View		Existing housing including shopping parade (Farr Avenue) and a cluster of council, PCT and voluntary providers	Housing and community facilities
012	Fanshawe College		Existing adult college	Housing/community/education
032	Garage Site – Alderman Avenue		Disused garages	Housing, Open space, Community Facility
090	Garage Site – Alfred Gardens		Disused garages	Housing, Open space, Community Facility
033	Garage Site – Beamway Garages		Disused garages	Housing, Open space, Community Facility
035	Garage Site - Burford Close		Disused garages	Housing, Open space, Community Facility
091	Garage Site – Melish Close		Disused garages	Housing, Open space, Community Facility
058	Garage Site – Rear of 75 – 77		Disused garages	Housing, Open space, Community Facility

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
	Wivenhoe Road			
055	Garage Site – Rear of Heathway Shops		Disused garages	Housing, Open space, Community Facility
036	Garage Site - Charlton Crescent		Disused garages	Housing, Open space, Community Facility
038	Garage Site - Chelmer Crescent		Disused garages	Housing, Open space, Community Facility
039	Garage Site - Curzon Crescent		Disused garages	Housing, Open space, Community Facility
046	Garage Site - Rose Lane Garages		Community composting facility and disused garages	Retention of existing composting facility, Housing, Open space, Community Facility
047	Garage Site - Roycraft Avenue		Disused garages	Housing, Open space, Community Facility
049	Garage Site - Stansgate Road Garages		Disused garages	Housing, Open space, Community Facility
059	Garage Site – Stebbing Way		Disused garages	Housing, Open space, Community Facility
050	Garage Site - Thornhill Gardens		Disused garages	Housing, Open space, Community Facility
051	Garage Site –		Disused garages	Housing, Open space,

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
	Waterbeach Road Garages			Community Facility
034	Garage Site - Wellington Drive		Disused garages	Housing, Open space, Community Facility
041	Garage Site 28 – 30 Highland Avenue		Disused garages	Housing, Open space, Community Facility
079	Garage Site – Blake Avenue		Disused garages	Housing, Open space, Community Facility
081	Goresbrook Fields			Housing, Open space, Community Facility
082	Goresbrook Village			Housing, Open space, Community Facility
011	Grovelay Allotments		Disused allotments	Housing, open space, community facilities, allotment land
019	Hays Distribution Centre			Employment
072	High Road Car Sale Lane – opposite library building		Existing car sales land	Housing, Open space, Community Facility
063	Japan Road Centre			Housing, Open space, Community Facility
015	Julia Engwell Clinic			Housing, community

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
064	Lambourne Gardens			
092	Land adj to 1 St Awdrey's Road			Housing, Open space, Community Facility
093	Land adj. to 1a Essex Road			Housing, Open space, Community Facility
085	Land adj. to Mark's Gate/Thatches Grove Allotments		Existing open land	Housing, Open space, Community Facility
094	Land at Margaret Bondfield Avenue			Housing, Open space, Community Facility
095	Land at Jct of Wedderburn Road and Adj to 16 Eldred Road Barking			Housing, Open space, Community Facility
056	Land at Rear of 293 – 331 Bastable Avenue			
070	Land at Whalebone Lane North			
023	Lyon Business Park			
004	Manning Road Allotments		Existing allotment land	Proposed as designated allotment land in Appendix

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
				Two, open space, community facility
042	Maplestead Road Car Park		Unused car park	Housing, Open space, Community Facility
062	Mayesbrook Residential Care Homes			
044	Nash Road Courtyard			
007	Padnall Court, Mark's Gate		Six council owned housing blocks	New housing, Open space, Community Facility.
077	Petrol Filling station, Dagenham Road			Housing
007	Reynold's Court & Padnall Court, Mark's Gate		Council owned housing blocks	New housing, Open space, Community Facility.
096	Robin Hood		Site of former Robin Hood Public House	Retail, Housing
045	Rogers Road Depot			Housing, Open space, Community Facility
053	Roles Grove Depot			
052	Rose Lane Site of former WC		Disused WC site	Housing
008	Sainsbury Supermarket Car			Housing, car parking

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
	Park, High Road			
093	Site adj. 1A Essex Road			Housing, Open space, Community Facility
069	Site at Porters Avenue			Housing, Open space, Community Facility
048	Storry Road Depot			Housing, Open space, Community Facility
013	Sydney Russell School		Existing School	
001	The Lawns		Residential development for older persons	Housing, community facility,
010	Valence Depot			
098	Renwick Road Junction Improvements		Road infrastructure	Improvements to allow traffic to turn east as well as west from Renwick Road onto the A13
099	North South pedestrian/bus link over A13 at Renwick Road Junction		Transport infrastructure	Creation of a north south pedestrian and bus routes over the A13 at Renwick Road Junction
100	Freight infrastructure at Renwick Road/Ripple Road		Road infrastructure, open space, residential, employment	Strategic Rail Freight Interchange
016	Goresbrook		Leisure	Residential/Leisure

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
	Leisure Centre			
017	Dagenham Leisure Park		Leisure	Residential/Leisure
101	Strip of green land between Barking Riverside and Ripple Nature Reserve			Opportunity to provide access to play and nature
102	Frizlands Business Centre		Frizlands Land Reuse and Recycling Centre	Business start up units on part of the site.
103	Westbury Arms		Former Pub, corner of Ripple Road and King Edwards Road	Housing, community facilities, open space
104	Wood Lane Sports Centre		Sports Centre	Leisure, housing, community facilities
105	Whalebone Lane South Retail Park		Retail	Leisure, housing, community facilities.
Building Schools for the Future				
	All Saints Catholic School and Technology College		Education	Building Schools for the Future Programme
	Barking Abbey School and		Education	Building Schools for the Future Programme

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
	Sports College			
	Dagenham Priory Comprehensive School		Education	Building Schools for the Future Programme
	Eastbrook Comprehensive School		Education	Building Schools for the Future Programme
	Robert Clack School		Education	Building Schools for the Future Programme
	The Sydney Russell School		Education	Building Schools for the Future Programme
	The Warren Comprehensive School		Education	Building Schools for the Future Programme
	K. Trinity School		Education	Building Schools for the Future Programme
	Campbell Infant/Campbell Juniors		Education	Building Schools for the Future Programme
	Dorothy Barley Infant School and Junior School		Education	Building Schools for the Future Programme
	Eastbury Infant		Education	Building Schools for the Future Programme

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
	Furze Infant		Education	Building Schools for the Future Programme
	Grafton Infant/Grafton Junior		Education	Building Schools for the Future Programme
	Manor Infant/Manor Junior		Education	Building Schools for the Future Programme
	Marks Gate Infant / Marks Gate Junior		Education	Building Schools for the Future Programme
	Northbury Infant / Northbury Junior		Education	Building Schools for the Future Programme
	Ripple Infant / Ripple Junior		Education	Building Schools for the Future Programme
	Rush Green Infant / Rush Green Junior		Education	Building Schools for the Future Programme
	Thames View Infant / Thames View Junior		Education	Building Schools for the Future Programme
	Valence Infant / Valence Junior		Education	Building Schools for the Future Programme

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
	Village Infant		Education	Building Schools for the Future Programme
	Warren Junior		Education	Building Schools for the Future Programme
	William Bellamy Infant / William Bellamy Junior		Education	Building Schools for the Future Programme
	Beam Primary		Education	Building Schools for the Future Programme
	Becontree Primary		Education	Building Schools for the Future Programme
	Five Elms Primary		Education	Building Schools for the Future Programme
	Gascoigne Primary		Education	Building Schools for the Future Programme
	Godwin Primary		Education	Building Schools for the Future Programme
	Henry Green Primary		Education	Building Schools for the Future Programme
	Hunters Hall Primary		Education	Building Schools for the Future Programme
	John Perry Primary		Education	Building Schools for the Future Programme
	The Leys Primary		Education	Building Schools for the Future Programme

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
				Programme
	Marsh Green Primary		Education	Building Schools for the Future Programme
	Monteagle Primary		Education	Building Schools for the Future Programme
	Parsloes Primary		Education	Building Schools for the Future Programme
	Richard Albion Primary		Education	Building Schools for the Future Programme
	Roding Primary		Education	Building Schools for the Future Programme
	Southwood Primary		Education	Building Schools for the Future Programme
	St. Joseph's R.C. Primary		Education	Building Schools for the Future Programme
	St Margaret's Cof E Primary		Education	Building Schools for the Future Programme
	St. Peter's R.C. Primary		Education	Building Schools for the Future Programme
	St. Teresa's R.C. Primary		Education	Building Schools for the Future Programme
	St. Vincent's R.C. Primary		Education	Building Schools for the Future Programme

Part One: Indicative List of Sites to be Included in the Site Specific Allocations DPD				
Map Reference	Name of Site	Core Strategy Allocation	Current Use	Examples of Possible Uses
	Thomas Arnold Primary		Education	Building Schools for the Future Programme
	William Ford C of E Junior		Education	Building Schools for the Future Programme

Part Two: Indicative List of Existing Open Spaces, Sites of Importance for Nature Conservation and Allotments to be protected through the Site Specific Allocations DPD

Part Two: Indicative List of Open Spaces, Sites of Importance for Nature Conservation and Allotments to be protected through the Site Specific Allocations DPD					
Map Reference	Name of Site	Current Proposals Map Designation	Current Use	Proposed Designation in the Proposals Map	
	The River Thames and Tidal Tributaries	Yes as SINC	SINC		
	The Chase Nature Reserve & Eastbrookend Country Park	Yes as SINC, District park and Country Park	SINC District Park Country Park		
	Ripple Nature Reserve	Yes as SINC	SINC Local Park	Review extent of local park to only area that is accessible to public	
	Furze House Farm	Yes as SINC	SINC		
	Dagenham Breach and the Lower Road Beam	Yes as SINC	SINC		
	Lower Beam Valley and Dagenham Leys	Yes as SINC	SINC		
	Mid-Beam Valley and Dagenham East Lake	Yes as SINC	SINC		
	Goresbrook and	Yes as SINC	SINC		

Part Two: Indicative List of Open Spaces, Sites of Importance for Nature Conservation and Allotments to be protected through the Site Specific Allocations DPD				
Map Reference	Name of Site	Current Proposals Map Designation	Current Use	Proposed Designation in the Proposals Map
	the Ship and Shovel Sewer			
	Marks Hedge and Hainault Road Allotments	Yes as SINC	SINC	Add allotment land as protected open space
	Barking Park and Loxford Water	Yes as SINC and open space	SINC District Park	
	Greatfields Park	Yes as open space	Local Park	
	Maysbrook and associated water courses	Yes, as SINC	SINC	
	Maysbrook Park	Yes, as Metropolitan open land		
	Parsloes Park including The Squatts	Yes, as SINC and Metropolitan land	Metropolitan Open Land SINC District Park	
	White's Farm	Yes, as SINC	SINC	
	Wantz Lake and Crowlands Gold Course	Yes, as SINC	SINC	
	Scrutton's Farm Ecopark	Yes as SINC	SINC Local Park	

Part Two: Indicative List of Open Spaces, Sites of Importance for Nature Conservation and Allotments to be protected through the Site Specific Allocations DPD				
Map Reference	Name of Site	Current Proposals Map Designation	Current Use	Proposed Designation in the Proposals Map
	Romford Line railsides	Yes as SINC	SINC	
	Gascoigne Road Pumping Station Rough	Yes, as SINC	SINC (owned by Thames Water)	
	St Chad's Park	Yes as SINC and open space	SINC Open space	
	Valence Park and House	Yes, as SINC and open space	SINC Open space	
	St Peter's and St Paul's Churchyard	Yes, as SINC	SINC Small open space	Add as protected open space
	Wellgate Community Farm		SINC	Add as nature conservation area and protected open space
	The former Thameside Park City Farm	As City Farm	SINC	It is allocated as sports pitch part of Barking Riverside.
	Pondfield Park	Yes as local park and as SINC	SINC Small open space	
	Kingston Hill Recreation Avenue		Small open space	Add as small open space

Part Two: Indicative List of Open Spaces, Sites of Importance for Nature Conservation and Allotments to be protected through the Site Specific Allocations DPD				
Map Reference	Name of Site	Current Proposals Map Designation	Current Use	Proposed Designation in the Proposals Map
	Padnall Open Space		Small open space	Add as small open space
	Tatony Green (Mark's Gate Recreation Ground)	Yes, as open space	Small open space	
	A12 strip alongside Padnall Green		Small strip of open land alongside Padnall Green	Secure for woodland planting. This would enable the creation of a strip of woodland that stretches from one side of the borough to the other.
	Goresbrook Park	Yes as open space	Local park	
	Central Park	Yes as open space	District park	
	Heath Park		Small open space	As small open space
	King George's Fields		Small open space	As small open space
	Castle Green Park	Yes as open space	Local park	
	Newlands Park		Small open space	
	Essex Road Gardens		Small open space	Add as small open space
	Beam Valley Extension	Yes as open space	District Park	

Part Two: Indicative List of Open Spaces, Sites of Importance for Nature Conservation and Allotments to be protected through the Site Specific Allocations DPD				
Map Reference	Name of Site	Current Proposals Map Designation	Current Use	Proposed Designation in the Proposals Map
	Millennium Green (Dagenham Village)		Small open space	Add as small open space
	Old Dagenham Park	Yes as open space	Local Park	
	The Leys	Yes as open space	Small open space	
	Field Gardens		Allotment Site	
	Marks Gate		Allotment Site	
	Barking Park		Allotment Site	
	Bushway		Allotment Site	
	Chitty's Lane		Allotment Site	
	Exeter Road		Allotment Site	
	Frizlands (south part)		Allotment Site	
	Gale Street		Allotment Site	
	Gale Street Organics		Allotment Site	
	Hedgemans Road		Allotment Site	
	Longbridge Road		Allotment Site	

Part Two: Indicative List of Open Spaces, Sites of Importance for Nature Conservation and Allotments to be protected through the Site Specific Allocations DPD				
Map Reference	Name of Site	Current Proposals Map Designation	Current Use	Proposed Designation in the Proposals Map
	Manning Road		Allotment Site	
	Reede Road		Allotment Site	
	Temple Avenue		Allotment Site	
	Thatcher Road		Allotment Site	
	Wood Lane		Allotment Site	

Part Three: Retail Frontages in the District and Neighbourhood Centres to be reviewed in the Site Specific Allocations DPD		
ID No	District/Neighbourhood Centre	Core Strategy Allocation
	Chadwell Heath	District Centre
	Dagenham Heathway	District Centre
	Green Lane	New District Centre
	<p>Neighbourhood Centres:</p> <p>The Merry Fiddlers Andrews Corner Martin's Corner Gale Street The Round House Oxlow Lane / Hunters Hall Road Goresbrook Road / Chequers Parade Royal Parade / Church Street Farr Avenue Faircross Parade Broad Street Dagenham East (South) Dagenham East (North) Rush Green Eastbury Robin Hood</p>	Neighbourhood Centre

Part Three: Retail Frontages in the District and Neighbourhood Centres to be reviewed in the Site Specific Allocations DPD		
ID No	District/Neighbourhood Centre	Core Strategy Allocation
	Marks Gate Shops Tolworth Parade Whalebone Lane South Matapan Shops Althorne Way Stansgate Road Princess Parade, New Road Edgefield Court Gibbards Cottages Reede Road Westbury Eastbrook Movers Lane Five Elms Lodge Avenue	

**LOCAL DEVELOPMENT FRAMEWORK
SITE SPECIFIC ALLOCATIONS DEVELOPMENT PLAN
DOCUMENT**

ISSUES AND OPTIONS REPORT

Appendix Two - Site Maps

Guidance to Using this Document

The Issues and Options Paper seeks your view on options for the development of land or buildings on sites within the borough which may come forward for development during the lifetime of the Local Development Framework (LDF). Appendices 1 – 4 contain indicative lists of sites for the purpose of undertaking consultation. Some of the sites already have planning consents attached to them in which case a Council view on appropriate use of these sites has already partly been determined. It is still important to include such sites in order to safeguard land for specific uses. The Council has not yet reached a decision on the appropriate use of the other sites included in this document. Site boundaries shown on these maps represent officer interpretation of the sites and they may not be accurate.

Flood risk in the London Borough of Barking and Dagenham

The borough has areas which are at risk of flooding. To ensure that flood risk is taken into account in the Site Specific Allocations DPD, a Strategic Flood Risk Assessment (SFRA) has been undertaken. This determines the risk (probability and severity) of flooding in the borough from all sources, taking into account climate change. As part of the SFRA, the borough has been delineated into zones of low, medium and high probability of fluvial and tidal flooding. There are four different categories of flood risk as set out in the table below.

For each site in this appendix, the flood risk level has been provided.

Zone 3b (functional flood plain)	Areas subject to flooding in the 5% (20 year) design event. All areas within Zone 3b area subject to frequent flooding and subject to fast flowing and/or deep water. Development must not be allowed in these areas.
Zone 3a (high probability)	Areas subject to flooding in the 1% (100 year) design event. Development in these areas may only be considered following application of the sequential test and vulnerable development should be avoided.
Zone 2 (medium probability)	Areas subject to flooding in exceeding the 1% (100 year) event and up to (and including) the 0.1% (1000 year) event. Highly vulnerable development such as emergency services should be avoided in these areas.
Zone 3 (low probability)	There are no restrictions placed on land use within Zone 1.

Public Transport Accessibility Levels

Transport for London (TfL) has carried out Public Transport Accessibility Level (PTAL) studies for London boroughs to determine the level of access for residents onto the public transport network. Each areas within the borough is given a score based on the distance to train and tube stations and bus stops, and secondly the connections from those stations. Within the borough the town centres and major interchanges have high to medium service levels that decrease within the residential areas. Areas to the south of the A13 as well as in the north of the borough (Chadwell Heath) have low to very low levels of accessibility. The scoring system is set out below. Levels 1a and 1b are considered to be very low. Level 2 to 4 are considered to be moderate and levels 4, 5, 6a and 6b are considered to be high levels of accessibility.

PTALS	Accessibility
Level 1a Level 1b	Very Low
Level 2 Level 3	Moderate
Level 4 Level 5 Level 6a Level 6b	High

Map Reference	Name	Page Number
086	Barking Riverside	
018	South Dagenham West	
020	South Dagenham East	
n/a	Dagenham Dock	
024	Rippleside	
n/a	River Road/Thames Road/Creek Road	
n/a	Fords Stamping Plant	
n/a	Chadwell Heath Industrial Park	
083	Freshwater Road	
n/a	Sanofi	
028	Sanofi Site 2	
084	Sanofi Site 3	
n/a	Sterling Industrial Estate & Wantz Road	
n/a	Alfred's Way (West)	
074	University of East London (housing and 1 school)	
027	Lymington Fields (housing and 1 school)	
009	Becontree Heath (mixed use)	
060	13 – 25 Highland Avenue	
031	135 Bromhall Road Depot and Surgery	
068	147 Halbutt & St George's Centre	
080	245A High Road	
043	52 Markyate Road Depot	
078	58-62 Church Street[rh1]	
014	Barking Hospital	
088	Barking Rugby Club	
029	Becontree Toilets	
061	Brockelbank Lodge	
006	Cadiz Court	
026	Cash and Carry Warehouse	
030	Champness Road (Upney Lane Clinic)	
087	Church Elm Pub	
040	Earls Walk Car Park	
025	Eastern End of Thames View	
089	Eldred Road	
012	Fanshawe College	
032	Garage Site - Alderman Avenue	
090	Garage Site – Alfred Gardens	
033	Garage Site - Beamway Garages	
079	Garage Site - Blake Avenue	
035	Garage Site - Burford Close	
036	Garage Site - Charlton Crescent	

038	Garage Site - Chelmer Crescent	
039	Garage Site - Curzon Crescent	
091	Garage Site – Melish Close	
058	Garage Site – Rear of 75 – 77 Wivenhoe Road	
055	Garage Site - Rear of Heathway Shops[rh2]	
046	Garage Site - Rose Lane	
047	Garage Site - Roycraft Avenue	
049	Garage Site - Stansgate Road	
059	Garage Site – Stebbing Way	
050	Garage Site - Thornhill Gardens	
051	Garage Site - Waterbeach Road	
034	Garage Site - Wellington Drive	
041	Garage Site 28 – 30 Highland Avenue	
081	Goresbrook Fields	
082	Goresbrook Village	
011	Grovelway Allotments	
019	Hays Distribution Centre	
072	High Road car sale land – opposite to library building	
063	Japan Road Centre	
015	Julia Engwell Clinic	
064	Lambourne Gardens	
092	Land adj to 1 St Awdrey's Road	
093	Land adj to 1a Essex Road	
085	Land adjacent to Marks Gate/Thathes Grove Allotments	
094	Land at Margaret Bondfield Avenue	
095	Land at Jct. of Wedderburn Road and adj. to 16 Eldred Road Barking	
056	Land at Rear of 293 – 331 Bastable Avenue	
070	Land at Whalebone Lane North	
023	Lyon Business Park	
004	Manning Road Allotment	
042	Maplestead Road Car Park	
062	Mayesbrook Residential Care Home	
044	Nash Road Courtyard	
007	Padnall Court, Mark's Gate	
077	Petrol Filing station, Dagenham Road	
007	Reynold's Court, Mark's Gate	
096	Robin Hood	
045	Roger's Road Depot	
053	Roles Grove Depot	
052	Rose Lane Site of former WC	
008	Sainsbury Supermarket Car Park, High Road	

093	Site adjacent to 1A Essex Road	
069	Site at Porters Avenue	
048	Storry Road Depot	
013	Sydney Russell School	
001	The Lawns	
010	Valence Depot	
098	Renwick Road Junction Improvements	
099	North South pedestrian link over A13 at Renwick Road Junction	
100	Freight Infrastructure at Renwick Road	
009	Dagenham Pool (see Becontree Heath)	
016	Goresbrook Leisure Centre	
017	Dagenham Leisure Park	
101	Strip of green land between Barking Riverside and Ripple Nature Reserve	
102	Frizlands Business Centre	
103	Westbury Arms	
104	Wood Lane Sports Centre	
105	Whalebone Lane South Retail Park	

**LOCAL DEVELOPMENT FRAMEWORK
SITE SPECIFIC ALLOCATIONS DEVELOPMENT PLAN
DOCUMENT**

ISSUES AND OPTIONS REPORT

Appendix Three - Site Maps (Open Spaces)

Map Reference	Name
	The River Thames and Tidal Tributaries
	The Chase Nature Reserve & Eastbrookend Country Park
	Ripple Nature Reserve
	Furze House Farm
	Dagenham Breach and the Lower Road Beam
	Lower Beam Valley and Dagenham Leys
	Mid-Beam Valley and Dagenham East Lake
	Goresbrook and the Ship and Shovel Sewer
	Marks Hedge and Hainault Road Allotments
	Barking Park and Loxford Water
	Greatfields Park
	Mayesbrook and associated water courses
	Mayesbrook Park
	Parsloes Park/The Squatters
	White's Farm
	Wantz Lake and Crowlands Gold Course
	Scratton's Farm Ecopark
	Romford Line railsides
	Gascoigne Road Pumping Station Rough
	St Chad's Park
	Valence Park and House
	St Peter's and St Paul's Churchyard, Dagenham
	Wellgate Community Farm
	The former Thameside Park City Farm
	Pondfield Park
	Kingston Hill Recreation Avenue
	Padnall Open Space
	Tatony Green (Mark's Gate Recreation Ground)
	Goresbrook Park
	Central Park
	Heath Park

	King George's Fields
	Castle Green Park
	Newlands Park
	Essex Gardens, Barking
	Beam Valley Extension
	Millennium Green (Dagenham Village)
	Old Dagenham Park
	The Leys
	Field Gardens Allotment Site
	Marks Gate Allotment Site
	Barking Park Allotment Site
	Bushway Allotment Site
	Chitty's Lane Allotment Site
	Exeter Road Allotment Site
	Frizlands (south part) Allotment Site
	Gale Street Allotment Site
	Gale Street Organics Allotment Site
	Hedgemans Road Allotment Site
	Longbridge Road Allotment Site
	Manning Road Allotment Site
	Reede Road Allotment Site
	Temple Avenue Allotment Site
	Thatcher Road Allotment Site
	Wood Lane Allotment Site

Insert map of open space, SINCS and Allotments

**LOCAL DEVELOPMENT FRAMEWORK
SITE SPECIFIC ALLOCATIONS DEVELOPMENT PLAN
DOCUMENT**

ISSUES AND OPTIONS REPORT

Appendix Four - Site Maps (Retail Parades)

Map Reference	Name
	Chadwell Heath
	Dagenham Heathway
	Green Lane
	<p>Neighbourhood Centres:</p> <p>The Merry Fiddlers Andrews Corner Martin's Corner Gale Street The Round House Oxlow Lane / Hunters Hall Road Goresbrook Road / Chequers Parade Royal Parade / Church Street Farr Avenue Faircross Parade Broad Street Dagenham East (South) Dagenham East (North) Rush Green Eastbury Robin Hood Marks Gate Shops Tolworth Parade Whalebone Lane South Matapan Shops Althorne Way Stansgate Road Princess Parade, New Road The Triangle Fanshawe Avenue Edgefield Court Gibbards Cottages Reede Road Westbury Gascoigne Eastbrook Movers Lane Five Elms Lodge Avenue</p>

District Centre Site 1 - Chadwell Heath	
Ward	Chadwell Heath and Whalebone
Current Designation	<p>This is designated in the Core Strategy as a district centre.</p> <p>Non retail uses are to be restricted in this centre as per policy BE1 in the Borough Wide Development Policies DPD. It will be the role of the SSA DPD to review the retail frontages where these restrictions apply. Current designations as defined in the UDP are as follows:</p> <p><u>Primary Retail Frontages</u></p> <ul style="list-style-type: none"> • 1-29 High Road • 31-Job Superstore High Road • 83-95 High Road • 1-10 Tudor Parade and 34-38 High Road • 60-70 High Road • 96-110 High Road <p><u>Secondary Shopping Frontages</u></p> <ul style="list-style-type: none"> • 155-173 High Road • 209-213 High Road • 22-32 High Road • 166-200 High Road • 202-228 High Road • 230-260 High Road • 1-33 Station Road <p><u>Frontage with No Restrictions on Non-Retail Uses</u></p> <ul style="list-style-type: none"> • 144-150 High Road
PTAL Level	Level 2 and 3 (moderate)
Flood Risk	Flood Zone 1 (low probability)

Insert image for Chadwell Heath District Centre

District Centre Site 2 – Dagenham Heathway	
Ward	Alibon, Village and River
Current Designation	<p>This is designated in the Core Strategy as a district centre.</p> <p>Non retail uses are to be restricted in this centre as per policy BE1 in the Borough Wide Development Policies DPD. It will be the role of the SSA DPD to review the retail frontages where these restrictions apply. Current designations as defined in the UDP are as follows:</p> <p><u>Primary Retail Frontages</u></p> <ul style="list-style-type: none"> • The Mall <p><u>Secondary Shopping Frontages</u></p> <ul style="list-style-type: none"> • 1-11 Station Parade • 227-253 Heathway • 261-287A Heathway • 289-309 Heathway and 1-7 Parsloes Avenue • 214-234 Heathway • 244-262A Heathway • 264-288 Heathway and 2-8 Reede Road <p><u>Frontage with No Restrictions on Non-Retail Uses</u></p> <ul style="list-style-type: none"> • 1-7 Reede Road • 290-298 Heathway
PTAL Level	Level 3 and 4 (moderate)
Flood Risk	Flood Zone 1 (low probability)

Insert image of Dagenham Heathway District Centre

District Centre Site 3 – Green Lane	
Ward	Becontree and Valence
Current Designation	<p>This is designated in the Core Strategy as a new district centre.</p> <p>Non retail uses are to be restricted in this centre as per policy BE1 in the Borough Wide Development Policies DPD. It will be the role of the SSA DPD to review the retail frontages where these restrictions apply. Current designations as defined in the UDP apply to the following:</p> <ul style="list-style-type: none"> • 919-943 Green Lane
PTAL Level	Level 2 and 3 (moderate)
Flood Risk	Flood Zone 1 (low probability)

Insert image for Green Lane District Centre

Neighbourhood Centres		
<u>Centre ID</u>	<u>Location</u>	<u>Frontages</u>
NC1	The Merry Fiddlers	<ul style="list-style-type: none"> • 684-700 Becontree Avenue and 481-483 Wood Lane • 1-4 and Adjacent to 1 Cinema Parade • 757-773 Becontree Avenue and 1146-1148 Green Lane
NC2	Andrews Corner	<ul style="list-style-type: none"> • 427-443 Becontree Avenue • 445-459 Becontree Avenue and 339 Valence Avenue • 434-448 Becontree Avenue • 450-464 Becontree Avenue
NC3	Martin's Corner	<ul style="list-style-type: none"> • 1-9 Hewett Road, 62-82 Wood Lane and 8-20 Porters Avenue • 84-100 Wood Lane, 1-9 Porters Avenue and 370-376 Parsloes Avenue
NC4	Gale Street, Becontree	<ul style="list-style-type: none"> • 1-3 Rugby Road and 482-298 Gale Street • 497-527a Gale Street • 430-448 Hedgemans Road • 2-20 Woodward Road
NC5	The Round House	<ul style="list-style-type: none"> • 274-292 Lodge Avenue • 429-465 Porters Avenue
NC6	Oxlow Lane / Hunters Hall Road	<ul style="list-style-type: none"> • 1-3 Grand Parade • 203-243 Oxlow Lane • 245-255 Oxlow Lane • 234-256 Oxlow Lane
NC7	Goresbrook Road / Chequers Parade	<ul style="list-style-type: none"> • 1-9 Chequers Parade and 3-31 Goresbrook Road • 2-30 Goresbrook Road
NC8	Royal Parade / Church Street	<ul style="list-style-type: none"> • 1-11 (consecutive) Royal Parade and 62-76 Church Street

		<ul style="list-style-type: none"> • 18-34 Church Street
NC9	Farr Avenue	<ul style="list-style-type: none"> • 1-19 Farr Avenue • 2-20 Farr Avenue
NC10	Faircross Parade	<ul style="list-style-type: none"> • 1-18 (consecutive) Faircross Parade • 19-36 (consecutive) Faircross Parade
NC11	Broad Street	<ul style="list-style-type: none"> • 1-25 Broad Street Market • 2-28 Broad Street Market • 83-87 Broad Street • 123-137 Broad Street • 145-199 Broad Street • 14-22 Whitebarn Lane
NC12	Dagenham East (South)	<ul style="list-style-type: none"> • 1-9 Beadles Parade • 620-630 Rainham Road South • 621-633 Rainham Road South
NC13	Dagenham East (North)	<ul style="list-style-type: none"> • 530-542 Rainham Road South • 572-586 Rainham Road South
NC14	Rush Green (part of this centre in the in the London Borough of Havering)	<ul style="list-style-type: none"> • 98-128 Dagenham Road
NC15	Eastbury	<ul style="list-style-type: none"> • 2-12 Blake Avenue • 345-371 Ripple Road • 364-298 Ripple Road
NC16	Robin Hood (part of this site is in the London Borough of Redbridge)	<ul style="list-style-type: none"> • 1-5 Lodge Avenue • 2-6 Lodge Avenue • 568-596 Longbridge Road • 598-618 Longbridge Road
NC17	Marks Gate Shops	<ul style="list-style-type: none"> • 101-131 Rose Lane
NC18	Tolworth Parade	<ul style="list-style-type: none"> • 1-9 Tolworth Parade, East Road
NC19	Whalebone Lane South	<ul style="list-style-type: none"> • 2-18 Whalebone Lane South • 28-28 Whalebone Lane South • 30-78 Whalebone Lane South

NC20	Matapan Shops	<ul style="list-style-type: none"> • 919-943 Green Lane
NC21	Althorne Way	<ul style="list-style-type: none"> • 5-19 Althorne Way
NC22	Stansgate Road	<ul style="list-style-type: none"> • 25-39 Stansgate Road
NC23	Princess Parade, New Road	<ul style="list-style-type: none"> • 1-11 (consecutive) Princess Parade and 93-99 New Road
NC25	Fanshawe Avenue	<ul style="list-style-type: none"> • 120-130 Fanshawe Avenue
NC26	Edgefield Court	<ul style="list-style-type: none"> • 1-7 (consecutive) Edgefield Court
NC27	Gibbards Cottages	<ul style="list-style-type: none"> • 1-5 (consecutive) Gibbards Cottages, Upney Lane
NC28	Reede Road	<ul style="list-style-type: none"> • 205-255 Reede Road
NC29	Westbury	<ul style="list-style-type: none"> • 174-186 Ripple Road • 196-214 Ripple Road • 286-292 Ripple Road
NC31	Eastbrook	<ul style="list-style-type: none"> • 250-264 Rainham Road South • 808-816 Dagenham Road and 817-821 Dagenham Road
NC32	Movers Lane	<ul style="list-style-type: none"> • 93-107 Movers Lane
NC33	Five Elms	<ul style="list-style-type: none"> • 1-3 Weyland Road • 265-309 Wood Lane • 2 Winmill Road
NC34	Lodge Avenue	<ul style="list-style-type: none"> • 436-466 Lodge Avenue

Insert image for Neighbourhood Centres

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