

## CABINET

20 March 2018

<b>Title:</b> Vicarage Field Development Proposals - Use of CPO Powers	
<b>Report of the Cabinet Member for Economic and Social Development and Cabinet Member for Finance, Growth and Investment</b>	
<b>Open Report</b>	<b>For Decision</b>
<b>Wards Affected:</b> Abbey	<b>Key Decision:</b> Yes
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<b>Accountable Strategic Director:</b> Claire Symonds, Chief Operating Officer	
<b>Summary</b> <p>The Vicarage Field development is a significant mixed-use regeneration proposal which will transform Barking Town Centre, improving its image and function, and with the potential to act as a catalyst for further high-quality developments within the Borough. Council policies and objectives, and London and borough planning policies support and promote this regeneration proposal and require a mixed use, high quality development in the heart of Barking Town Centre.</p> <p>Outline planning consent was granted by the Council in April 2017 for a large mixed-use scheme including retail, offices, a hotel, a primary school, healthcare facilities, leisure uses and around 855 new homes. As part of these current proposals the existing Vicarage Field Shopping Centre and other buildings within the red line shown in Appendix 1 would be demolished and the redevelopment would provide a new focus for Barking Town Centre with a range of different uses, improved public realm and landscaping.</p> <p>In order to deliver the scheme which has secured planning approval, additional land assembly is required. This report seeks "in principle" approval to the use of the Council's statutory powers including compulsory purchase and appropriation powers, if required, to support and facilitate the delivery of the Vicarage Field regeneration proposals in a timely matter.</p> <p>The current scheme is to be delivered by developer Lagmar (Barking) Ltd (an entity of Benson Elliot which has the leasehold interest of the shopping centre) which has programmed to start construction of the consented scheme in autumn 2019. In addition to obtaining outline planning consent, the developer has been assembling the site ready for redevelopment through the acquisition of the various third-party interests within the site. In common with other development schemes of this size, the exercise of compulsory purchase and appropriation powers is likely to be necessary to enable the timely delivery of the regeneration proposals. Lagmar (Barking) Ltd has been working closely with Be First to ensure that construction can commence on time and the positive transformation of Barking Town Centre can begin.</p>	

Overall it is considered that the development proposal will significantly improve and transform what is an important gateway site opposite the station, enhancing the immediate environment, attracting investment and creating new housing and employment opportunities within the borough. At this stage, balancing the regenerative benefits emanating from the development proposal, it is considered that the impact this may have on third parties likely to be affected by the use of CPO is proportionate and that accordingly there is a compelling case in the public interest for authorising the in principle use of CPO powers and carrying out any necessary preparation associated with securing CPO powers.

### **Cabinet Recommendations**

The Cabinet is recommended to:

- (i) Agree in principle to the use of the Council's compulsory purchase order (CPO) powers pursuant to Section 226(1)(a) of the Town and Country Planning Act 1990 (in respect of the area provisionally identified in Appendix 2 to the report) to acquire all third party rights and interests, subject to a detailed land referencing exercise, in order to facilitate delivery of the Vicarage Field regeneration proposals;
- (ii) Delegate authority to the Chief Operating Officer, in consultation with the Director of Law and Governance, to undertake and/or secure the carrying out of appropriate land referencing work to identify all third parties likely to be affected by the proposed CPO;
- (iii) Agree in principle that, where required to assist in the delivery of the Vicarage Field regeneration proposals, the Council shall appropriate land for planning purposes pursuant to Section 122 of the Local Government Act 1972 to enable Section 203 of the Housing and Planning Act 2016 to be utilised to override any third-party rights; and
- (iv) Delegate authority to the Chief Operating Officer, in consultation with the Director of Law and Governance, to negotiate the terms of and enter into any necessary indemnity agreement(s) to ensure the Council was indemnified against all costs associated with the use of CPO and appropriation powers, including compensation properly payable to third parties affected by the CPO.

### **Reason(s)**

To accelerate the Council's regeneration agenda and bring forward homes, inward investment, business growth and job creation, whilst improving skills and productivity, in line with the Council priority 'Growing the borough'.

## **1. Introduction and Background**

- 1.1. The Vicarage Field development is a significant mixed-use regeneration proposal for Barking Town Centre. The scheme would contribute towards the Council's vision for growth and positive change. This is in line with the Growth Commission's recommendations including that Barking Town Centre should continue its direction towards becoming a more urban centre, with an active, interesting street life, a broad range of retail and restaurants and places of

employment. The Growth Commission recommended that Barking Town Centre should be the initial priority for growth and investment and that it should be used as an exemplar for the Council's new approach to its urban areas. The delivery of the Vicarage Field scheme has the potential to be an exemplar scheme in delivering these recommendations.

- 1.2. Developers Lagmar (Barking) Ltd are working closely with the Council's regeneration company, Be First, to deliver this scheme and accelerate regeneration in the heart of Barking Town Centre. The proposals will contribute significantly to the delivery of the Borough's regeneration agenda and will deliver the aspirations of Council policies including the Borough's vision and corporate policies, specifically those around promoting growth in the Borough. The proposals will enable the Council's planning policies to be delivered in a coordinated manner including fulfilling the policy objectives and allocations in the Barking Town Centre Area Action Plan and delivering new homes, consistent with the Mayor of London's designation of Barking Town Centre as a Housing Zone.
- 1.3. There is a current scheme to deliver these regeneration proposals which was granted outline planning consent in April 2017 and Lagmar (Barking) Ltd is programming to start construction of this scheme in autumn 2019.
- 1.4. The Council owns the freehold of the Vicarage Fields shopping centre with the long lease owned by Benson Elliot with a number of occupiers within the centre itself. Also falling within the development site boundary are separate freehold and leasehold properties which are owned by third parties and not within the control of either the Council or Benson Elliot (BE). BE's development team, has to date been seeking to acquire all third-party interests by agreement or utilising its landlord and tenant powers and whilst there has been a good degree of success, particularly relating to the occupiers of the centre but there are a number of other interests yet to be secured.
- 1.5. Accordingly, the use of the London Borough of Barking and Dagenham's compulsory purchase powers and appropriation powers are being sought to assist in the delivery of the Vicarage Field regeneration proposals. At this stage an "in principle" decision is sought to authorise preparation for the use of CPO powers; officers and its professional advisors are preparing the detailed CPO documentation and supporting information and, if it considered appropriate that CPO is still required to facilitate the delivery of the Development then a detailed report will be presented to members to authorise the formal CPO process.

## **2. Proposal and Issues**

- 2.1 This report asks Cabinet to agree in principle to the use of the Council's compulsory purchase powers and to appropriate land for planning purposes if required to enable delivery of the regeneration proposals for Vicarage Field. As set out in the November 2016 Cabinet report, whilst significant power is devolved to Be First to accelerate growth in the borough and deliver the Council's strategic goals and vision and planning policies, the Council retains responsibility for the making of Compulsory Purchase Orders (CPOs).
- 2.2 The powers would only be sought and used if appropriate agreement(s) are in place covering all the Council/Be First's costs including the land purchase, compensation

payments and professional fees. The body entering into the agreement would need to have an appropriate covenant strength for the scale of expenditure potentially required. It is anticipated that a further update will be provided to Cabinet in June and if (as is likely) it is still necessary at that point, authority to make the CPO will then be sought.

### **The Vicarage Field regeneration proposals**

- 2.3 The Council has ambitious objectives, policies and targets for growth across the borough including the delivery of more than 50,000 new homes and 20,000 new jobs over the next 20 years. Barking Town Centre is identified by the Council and Be First as one of the key Growth Opportunities/Hubs for significant new development.
- 2.4 The shopping centre itself is allocated within the Barking Town Centre Area Action Plan as a development site and is located within Barking Town Centre which has been awarded Housing Zone status by the Mayor of London. Proposals for Vicarage Field will deliver the planning aspirations of these designations including mixed use, high quality development, integrating the new development into the wider town centre and creating a much more pleasant and enjoyable environment with a retail and leisure offer meeting Barking's future needs.
- 2.5 There are currently proposals for the redevelopment, which Lagmar (Barking) Ltd intend to start constructing in autumn 2019. Outline planning consent was granted by the Local Planning Authority in April 2017 (application number 16/01325/OUT). The outline planning consent authorises:
- Redevelopment of the existing shopping centre to create a mixed-use scheme of up to 138,000 sqm (GEA), comprising;
  - Up to 25,650 sqm retail floorspace (A1-A5)
  - Up to 1,250 sqm B1 offices
  - Up to 81,750 sqm residential floor space (C3) (around 855 new homes)
  - Up to 7,750 sqm hotel floor space (C1)
  - Up to three-form entry primary school (D1)
  - Healthcare facilities (D1)
  - Leisure uses (D2)
  - Public realm
  - Landscaping
  - Basement parking
- 2.6 The current scheme comprises the Vicarage Field Shopping Centre and the car park to the rear of the shopping centre and some street properties along Station Parade and Ripple Road, as well as Vicarage Field Health Centre on Vicarage Drive. The planning application site boundary is shown edged red in the plan at Appendix 1, for information. The site adjoins the Abbey and Barking Town Centre Conservation Areas with a small area comprising the 1920s/30s terrace at 13-23 Ripple Road and the 1930s health centre building on Vicarage Drive falling within the conservation area. There are no listed buildings or unlisted buildings of merit within the development site area.
- 2.7 The current scheme aims to transform Barking Town Centre with the provision of high quality retail floorspace at ground and first floor levels and the creation of new

outdoor high streets which will cross through the heart of the development. Leisure and cultural uses will also be distributed across the ground and first floors. Whilst the precise uses are not yet finalised these could include a gym, cinema and music venue. Business floorspace will also be provided including affordable workspace for Barking's local businesses. New homes will be delivered, with the outline application's indicative scheme expecting around 855 units although this could rise to over 900 new homes depending on the final mix of units. A new 150 bed hotel is also to be provided with the alternative use as more new homes if there is insufficient demand for a hotel. A new 3-form entry primary school and replacement healthcare facilities will also be provided with the Council delivering the school on the land identified. The scheme will also significantly improve the public realm linking the station to Ripple Road. It represents a significant investment into Barking Town Centre generating new employment, homes and facilities and a striking gateway into the Borough. It aligns both with the Council's vision and recommendations of the Growth Commission.

- 2.8 The application falls within the Barking Town Centre Area Action Plan (AAP) and the existing shopping centre is located within the Barking Town Centre Site Specific Allocation Area 10. As was concluded by the Council's Barking and Dagenham Council Development Control Board the development proposal is consistent with the strategic principles of the Site Specific Allocation and AAP and as confirmed in the Mayor's Stage II Report, was consistent with the adopted London Plan.

#### **Land acquisition and negotiations**

- 2.9 Lagmar (Barking) Ltd has been seeking to acquire the entire development site through private treaty negotiation to enable delivery of the regeneration proposals. The existing Vicarage Field Shopping Centre's freehold is owned by the London Borough of Barking and Dagenham. Lagmar (Barking) Ltd has acquired a long leasehold interest and is in the process of securing vacant possession of the centre as occupational leases come to an end. Between the Council and the developer, a substantial proportion of the site is already under control.
- 2.10 The interests at 24-38 Station Parade (evens), 13-23 Ripple Road (odds) and the Vicarage Field Health Centre, Vicarage Drive are not currently in the control of Lagmar (Barking) Ltd. This was acknowledged by officers when reporting to the planning committee and by councillors when making the decision to grant planning permission. The Planning Committee report made it clear that the applicant would need to acquire the remaining interests through negotiation or through the use of the Council's compulsory purchase powers.
- 2.11 The developers are negotiating with the owners of the remaining interests and where possession cannot be secured using landlord and tenant powers, compensation will be offered in line with the Compulsory Purchase Code. This includes paying compensation to affected parties as if the interest was actually being acquired under compulsory purchase powers even if agreement is actually reached through negotiation.
- 2.12 The developers have made some progress already in acquiring the required interests including land interests both within and outside the shopping centres. This includes Heads of Terms drafted for two of the street properties. Further negotiations are underway and will continue alongside CPO processes.

## The need to use the Council's compulsory purchase powers

- 2.13 Whilst the developers are seeking to acquire the required interests through negotiation, consistent with other schemes of this nature it is considered unlikely that all of the third parties will voluntarily agree to sell their interests within the required timescale or at a reasonable cost. It is common practice to seek approval to the use of compulsory purchase powers by the Council in case negotiations fail or cannot be concluded within a reasonable timescale. Furthermore, by starting the formal process of preparing for the use of compulsory purchase powers now, affected parties are more likely to engage in meaningful discussions to sell their interests as the prospect of the CPO will make clear that the scheme will be delivered imminently. Government guidance<sup>1</sup> is clear that negotiations can, and should, continue in parallel with the preparation and making of a CPO. Given the nature of the property owners, discussion about alternative business premises is likely to form part of the discussions.
- 2.14 The preparation will be on the basis of a CPO made under Section 226(1)(a) of the Town and Country Planning Act 1990 (as amended) which permits the compulsory acquisition of land by a Council:  
*"if the authority think that the acquisition will facilitate the carrying out of development/re-development or improvement on or in relation to the land."*
- 2.15 Under section 226(1A) the power must not be exercised unless Members think that the development, redevelopment or improvement of land is likely to contribute to the achievement or the promotion or improvement of the social, economic and/or environmental well-being of the area. When using CPO powers, it is also necessary to have regard to the national guidance in the '*Guidance on Compulsory purchase process and The Crichel Down Rules for the disposal of surplus land acquired by, or under the threat of, compulsion, updated February 2018*' which provides detailed guidance on the use of compulsory purchase powers including the use of Section 226(1)(a) powers. This guidance sets out the process that should be following in seeking to use compulsory purchase powers, and this guidance will be followed in all preparation for the CPO.
- 2.16 The Government guidance sets out that Section 226 powers are intended to provide a positive tool to help acquiring authorities with planning powers to assemble land where this is necessary to implement proposals in their Local Plan. It is normally used to assemble land for regeneration. Effectively this allows local planning authorities to acquire land for planning purposes if the development is likely to contribute to the promotion or improvement of the economic, social and/or environmental wellbeing of the area, and most importantly there must be a compelling case in the public interest for the use of the statutory powers.
- 2.17 The Council/Be First and the developers will need to jointly demonstrate the case for the use of compulsory purchase powers to deliver the regeneration of the Vicarage Field proposals. This will include demonstrating;
- the policy basis for the scheme to demonstrate that the scheme fits with the planning policy framework for the area;

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<sup>1</sup> "Guidance on Compulsory Purchase Process and the Crichel Down Rules for the disposal of surplus land acquired by, or under the threat of compulsion (updated February 2018)".

- Deliverability- demonstrating that the development is able to proceed and, that necessary resources/funding is available to achieve the purpose of the CPO within a reasonable time frame;
- that the scheme is unlikely to be blocked by legal or physical impediments;
- the extent to which the development will contribute to the achievement of the economic, social and/or environmental well being of the area;
- whether the purpose for which the land is to be acquired could be achieved by any other means.

2.18 In addition there will need to be justification that there is a compelling case in the public interest and to show that reasonable efforts to acquire the interests by negotiation have been made in advance of making the CPO.

2.19 Be First is working with Lagmar (Barking) Ltd to ensure that there is a strong case to justify the use of CPO powers and the necessary 'tests' are met and that all necessary preparation is carried out prior to making the CPO. It is considered that it will be possible to demonstrate that the CPO Guidance requirements can be met, for example there is no planning impediment to the development as planning permission has already been issued. The regenerative benefits derived from the development of this site have already been outlined above, all of which will contribute to the social, economic and environmental improvement of the area.

2.20 Be First, the Council and Lagmar (Barking) have been working on the following activities:

- Land referencing work including serving requisition notices on those it is thought have an interest in the land or may have a right over the site
- Preparing the case for the CPO
- Preparing the Statement of Reasons to be published alongside the CPO
- Preparing the CPO Plan and Schedule

2.21 Subject to the necessary decisions by the Cabinet and the confirmation of the CPO by the Secretary of State, this timetable should enable work to begin on site in 2019.

### **Existing Occupiers**

2.22 With five exceptions, all the occupiers of Vicarage Field Shopping Centre have entered into agreements with Benson Elliot, as landlord, which will enable vacant possession of the units to be secured in 2019; the occupiers are aware of the redevelopment proposals. The developer, Be First and the Council will work together on a strategy to support business relocations wherever possible to other town centre locations or other locations within the Borough. It is acknowledged vacancy rates in the Borough are relatively low and that the Council's own stock of premises is limited. One of the largest property interests is the Vicarage Health Centre and discussions are underway with the different stakeholders. There is scope for some services to operate from the Child and Family Health Centre and for the GP practice to operate from their other town centre premises. The redevelopment proposals include health centre provision.

## **Appropriation of land for planning purposes**

2.23 Cabinet is also being asked to agree in principle to the appropriation of land for planning purposes in accordance with Section 122 of the Local Government Act 1972 and Section 203 of the Housing and Planning Act 2016. The appropriation of land and buildings allows local authorities to alter the purposes for which it holds land. Where land has been appropriated for planning purposes third party rights over the land can be overridden under Section 203 of the Housing and Planning Act 2016. Beneficiaries of rights would still be entitled to claim compensation but would not be able to seek an injunction to stop the development. The use of these powers, if required, would assist in ensuring that these important regeneration proposals can proceed on time.

### **3. Options Appraisal**

- 3.1 Certain public bodies including local authorities have enabling powers authorising them to acquire land compulsorily. They also have powers to appropriate their own land for planning purposes and subsequently override third party rights. In general, private developers do not have such enabling powers and the usual process where land needs to be assembled for development is therefore for private developers to reach agreement with a local authority to seek to use its compulsory purchase powers and in some cases appropriation powers.
- 3.2 The main alternative option to the use of the Council's statutory powers would be to require the developers to assemble the site entirely through negotiation and private treaty. However, it would be very unlikely that all the interests could be acquired by private treaty within the necessary timescales and at a reasonable cost to enable construction of the development to begin on time. Some third parties may choose not to sell, some may choose to wait a longer time before selling and the scheme could be stalled or even fail to proceed if this was the case.
- 3.3 The option of excluding the properties outside of the existing shopping centre from the development has been rejected as the scheme requires the properties to enable the comprehensive development with the range of social and economic benefits it would deliver.
- 3.4 As part of the April 2017 outline planning consent, the first reserved matters application must be made to the Local Planning Authority within three years of the date of consent, and application for all of the remaining reserved matters (except for the primary school site) must be made within six years of the date of the consent. The reserved matters application for the primary school must be made within ten years from the date of the consent.
- 3.5 The intent is for the construction to begin by autumn 2019, with some of the reserved matters applications expected to be submitted during the course of the next 12 months. If all the interests cannot be acquired, this current scheme cannot be delivered in the timescales.



## **4. Consultation**

- 4.1 A steering group has been established with Be First, BDT Legal, Dentons (external CPO advice for LBBD), Londonewcastle (Benson Elliott's Development Managers), CMS (Benson Elliot's legal advisors) and GVA (advising Londonewcastle).
- 4.2 Use of CPO and appropriation powers for Vicarage Field has been discussed at the Council's Property Advisory Group and Capital and Assets Group.
- 4.3 Extensive pre-planning consultation took place on the scheme proposals including public exhibitions, a website and newsletters. Formal planning consultation processes also took place with stakeholders able to submit objections. The CPO process itself gives affected third parties the opportunity to object and result in a public inquiry whereby the Planning Inspectorate assess the case for utilising CPO powers.

## **5. Human Rights**

- 5.1 In reaching their decision, members should take account of the provisions of the Human Rights Act 1998. As a public authority, the Council must not act in a way which is incompatible with a Convention right protected by the Human Rights Act 1998.
- 5.2 The key provision of the CPO Guidance is the need for there to be a "compelling case in the public interest" for compulsory acquisition; it is necessary to consider Convention rights affected by a CPO. In relation to Article 1 of the First Protocol of the European Convention, a fair balance is required to be struck between the public interest and private rights and in relation to Article 8, any interference with the right to respect for a person's private and family life and home must be proportionate.
- 5.3 Human rights protected by the 1998 Act of particular importance to the decision on compulsory purchase are those under Articles 6 and 8 and Article 1 of the First Protocol of the Convention.
- 5.4 As set out above, the proposed development has been a long term objective of the Council and fits within the Council's planning framework for the area. The development will be transformational for Barking town, securing investment, creating new homes and delivering significant regenerative benefits. It is considered that the interference with Human Right in utilising CPO powers is proportionate in the context of the wider regenerative benefits which will be delivered by the development proposal and the right of those affected to fair compensation.

## **6. Equalities**

- 6.1 The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. Section 149 of the Equality Act 2010 places the Council, as a public authority, under a legal duty ("the public sector equality duty"), in the exercise of all its functions, to have due regard to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a "relevant protected characteristic" (i.e. the characteristics referred to above other than marriage and civil partnership) and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6.2 An equalities assessment has previously been undertaken as part of setting the planning policy framework for the Borough. The planning application for the development proposal also assessed any impact on equalities and social cohesion. The conclusion reached was that the impact was neutral.

6.3 A further review of equalities and any impact the CPO could have on equalities will be undertaken following the completion of the land referencing process that will establish who will be directly affected by the CPO with any preliminary findings being reported to the Cabinet in June. Equalities will continue to be reviewed and updated throughout the CPO process and any impact of the CPO in the context of equalities will be monitored.

## 7. Financial Implications

Implications completed by: Katherine Heffernan – Finance Group Manager

7.1 At this stage the report is seeking an in principle decision to utilise compulsory purchase order powers for the reasons set out earlier in the report. This report does not create any financial commitments for the Council.

## 8. Legal Implications

Implications completed by: Suzan Yildiz, Deputy Head of Legal Services

8.1 At this stage the report is seeking an in-principle decision to utilise compulsory purchase order powers for the reasons set out earlier in the report. If a CPO is still required, a further report will be presented to Cabinet later in the year which will address the substantive case for authorising and making a CPO and all other legal requirements including consideration of human rights and equalities implications. The legal requirements for authorising the in principle use of CPO powers are nonetheless set out in this report.

## 9. Other Implications

9.1 **Risk Management** - Whilst Lagmar (Barking) Ltd is responsible for the delivery of this project, the London Borough of Barking and Dagenham also has an interest in the scheme including the freehold of the existing shopping centre.

The scheme is crucial to delivering the regeneration aspirations being pursued by Be First. Regular progress meetings are taking place between Be First and representatives of Lagmar (Barking) Ltd's project team to ensure that the scheme remains on track for delivery.

Risks will be identified early in the process, a risk register maintained, and mitigation measures put in place.

9.2 **Contractual Issues** – The forthcoming Cabinet report will set out in more detail and any contractual issues.

9.3 **Staffing Issues** – The majority of the work involved in the use of the Council's statutory powers to deliver the Vicarage Field regeneration proposals is being carried out by Lagmar (Barking) Ltd's project team. Any fees/costs directly incurred by Be First or the Council in relation to the CPO (including historic costs) would be the subject of the CPO indemnity agreement.

9.4 **Corporate Policy and Customer Impact** - The use of statutory powers to deliver the Vicarage Field scheme will assist in delivering important regeneration proposals in the heart of Barking Town Centre. This is consistent with the independent Growth Commission's recommendations for the borough to continue bringing forward redevelopment which will help encourage further regeneration and investment.

The delivery of the scheme will help deliver the aspirations of the Council's vision and corporate policies specifically encouraging civic provide and growing the borough. In particular it is supported by the Borough Manifesto, the Growth Strategy 2013-2023, the Corporate Plan 2017-2018. It will also assist in delivering the aspirations of the Council's Housing Strategy through the delivery of around 855 new homes.

Furthermore, delivery of the scheme will also assist accelerating growth at the heart of Barking Town Centre, which is an aspiration set out in Be First's document titled 'Accelerating growth in London's growth opportunity'. This document identifies Vicarage Field as one of four key case studies to help deliver the Council and Be First's growth vision for the borough.

The scheme is also consistent with the Council's planning policies specifically the site allocation in the Barking Town Centre Area Action Plan.

9.5 **Safeguarding Children** – These issues were considered as part of the original planning approval and, if applicable, will form part of any equalities assessment specifically related to the CPO.

9.6 **Health Issues** – The CPO area includes Vicarage Field health centre. The future plan includes development of a new health facility. There are ongoing discussions with the NHS in this regard. The scheme itself presents an opportunity for improving health and reduced health inequalities through social and economic regeneration, improved public realm, e.g. walking and cycling and future health and care facilities.

To maximise this impact, it is suggested that a health equality impact assessment or an integrated impact assessment is undertaken of the future plans for this development and the surrounding area

9.7 **Crime and Disorder Issues** – These were considered as part of the planning application decision making.

9.8 **Property / Asset Issues** - Discussions are in place between London Borough of Barking and Dagenham and Lagmar (Barking) Ltd to establish how the interests in Council ownership will be dealt with through the development. Issues relating to future land ownerships will need to be addressed to the satisfaction of the Council before formally commencing any CPO process and will form part of the future Cabinet report.

**Public Background Papers Used in the Preparation of the Report:** None

**List of appendices:**

- Appendix 1: Plan (showing red line of planning application plus blue land to be acquired).
- Appendix 2: CPO Draft Plan (blue land is acquiring rights only, with many only being during construction).