

## LONDON BOROUGH OF BARKING & DAGENHAM

### PLANNING COMMITTEE

6 July 2020

#### Application for Planning Permission

<b>Case Officer:</b>	Adele Lawrence	<b>Valid Date:</b>	03-04-19
<b>Applicant:</b>	London Borough of Barking and Dagenham	<b>Expiry Date:</b>	31-07-20
<b>Application Number:</b>	19/00602/FUL	<b>Ward:</b>	Heath Ward
<b>Address:</b>	Central Park, Rainham Road North, Dagenham		

The purpose of this report is to set out the Officer recommendations to Planning Committee regarding an application for planning permission relating to the proposal below at Central Park, Rainham Road North, Dagenham.

#### Proposal:

Upgrade of park landscape and provision of new park facilities comprising a new toddler playground, a new adventure playground zone, an interactive maze and associated grass amphitheatre/picnic zone, new nature zones incorporating wetlands, wildflower meadow and native planting, areas designated for public art and new network of paths.

With respect to improvements to sports facilities associated with the proposed development, the applicant has highlighted the following proposals:

**Rugby** – The relocation of what is currently Dagenham Rugby Union Football Club's 2<sup>nd</sup> team rugby pitch to a more central location, adjacent to the floodlit pitch. This is a much flatter area of the park and should therefore provide the rugby club with an improved playing surface. This configuration of pitches should also work better as all the rugby pitches will effectively be together in a central area of the park.

**Football pitches** – The revised scheme design includes the allocation of space for the potential increase in the number of football pitches relative to the current and 2015 position. This would support the development of the sport and especially youth football.

**Tennis courts** – The intention is to retain and invest in the existing four tennis courts, including potential improvements to the court surfaces, court markings, tennis equipment and surround netting.

**Rugby pavilion** – The revenue released from the soil importation will also release capital to support improvements to the rugby club pavilion. This could be used as match funding to unlock external sources of finance (e.g. from the Rugby Football Union, Sport England etc) to deliver major improvements to the existing pavilion accommodation. While this project isn't part of the current application, improvements to the pavilion would bring significant benefits to the club and would help to support and promote the development of rugby in Central Park.

#### Officer Recommendations:

Planning Committee is asked to resolve to:

1. agree the reasons for approval as set out in this report; and
2. delegate authority to the London Borough of Barking & Dagenham's Director of Inclusive Growth to grant planning permission subject to any direction from the Mayor of London and the Conditions listed in Appendix 6 and summarised below.

### **Conditions Summary:**

#### **Mandatory Conditions**

1. Statutory Time Limit - Planning Permission
2. Development in accordance with Approved Plans

#### **Prior to all works/commencement Conditions**

3. Construction Environmental Management Plan (CEMP) and Site Waste Management Plan (SWMP)
4. Construction Logistics Plan
5. Archaeology
6. Contamination and Remediation
7. Strategy for Use of Park and Facilities During Construction and Post Construction

#### **Prior to first occupation and/or use Conditions Monitoring & Management Conditions**

8. No Vegetation Clearance or Tree Works During Bird Breeding Season
9. Hard and Soft Landscaping
10. Delivery and Servicing Plan
11. Crime Prevention Scheme
12. Travel Plan
13. Imported Soils
14. Ecology
15. Inclusive Design

## OFFICER REPORT

### Planning Constraints:

- Green Belt designation
- Public Open Space designation
- Adjacent to Site of Metropolitan Importance for Nature Conservation (SINC)

### Site, Situation and Relevant Background Information:

The application site comprises Central Park which is situated behind the Civic Centre (now occupied by CU London) and in the angle formed by Wood Lane (A124) and Rainham Road North (A1112), Dagenham. The site encompasses an area of approximately 48 hectares which is designated as Green Belt and public open space on the Local Plan Proposals Map (2012).

Central Park is managed by the Council and comprises mainly playing fields, used for amenity space, recreation and sport (rugby).

The site consists mainly of open amenity short cut grassland, with some mature tree copse / avenues, as well as more recently planted tree copse (whips). Isolated semi mature / mature trees are located to the west and there are some tarmac paths within the site and small playgrounds. Other existing elements include the rugby pavilion, unused buildings to the east and the par 3 pavilion to the north, tennis courts, a bowling green, a pitch and putt golf course and various hardstanding areas associated with car parks and play areas.

To the north, north-east and south-east of the site are mainly residential gardens. The Civic Centre is located to the west. To the east is open amenity grassland and trees associated with Barking and Dagenham College and woodland associated with the Eastbrookend Country Park. To the south-west are non-residential buildings and roads associated with office space and Dagenham Fire Station.

### Key issues:

- Principle of the proposed development
- Design and quality of materials
- Heritage
- Impacts to neighbouring amenity
- Sustainable Transport
- Biodiversity & sustainable drainage

### Planning Assessment:

#### 1. Principle of the Development:

<i>Existing use(s) of the site</i>	Public open space managed by the Council comprising mainly playing fields, used for amenity space, recreation and sport (rugby)
<i>Proposed use(s) of the site</i>	No change
<i>Net gain/loss in number of jobs</i>	No change

#### Background

- 1.1 The applicant has advised that in a quality audit of the Borough's parks, Central Park received a 'poor' rating, with users naming cleanliness, safety and quality of facilities as their priorities. The quality of family facilities, like toilets and playspaces, were most in need of improvement according to the audit.

- 1.2 Following the adoption of the Central Park Masterplan by the Council's Cabinet (11 July 2017; minute 28 refers), as part of the new Parks and Open Spaces Strategy, a feasibility study was carried out to evaluate how it can be implemented.
- 1.3 In October 2018, the Council's Cabinet approved:
- (i) The procurement of a design and build contract for landscaping and sports facilities at Central Park using the OJEU compliant UK Leisure Framework, which enables the direct appointment of a development partner for scoping, design, refurbishment, construction and the development of recreation and sports facilities for the public sector;
  - (ii) The commitment of up to £1.1 million in the Council's capital programme in the period 2018 – 2020 to support the implementation of key elements of the Central Park Masterplan;
  - (iii) Note that the proposed scope of works will realise a payment to the Council of c£1.1 million from the importation of soil and inert material that will be used to create the new park landscape; and
  - (iv) Delegate authority to the relevant Chief Officer, in consultation with the relevant Cabinet Member(s), the Strategic Director of Finance and Investment and the Director of Law and Governance, to conduct the procurement and enter into the contract and all other necessary or ancillary agreements with the successful bidder(s) in accordance with the strategy set out in the report.

#### Impact on the Green Belt

- 1.4 Policy 7.16 of the London Plan, policy G2 of the Draft London Plan, paragraphs 133-147 of the NPPF and policy CM3 of the Local Plan afford the strongest possible protection of Green Belt land.
- 1.5 Paragraph 143 of the NPPF states that inappropriate development is, by definition, harmful to Green Belt and should not be approved except in 'Very Special Circumstances'.
- 1.6 According to paragraph 144 of the NPPF, when determining applications, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt; 'very special circumstances' will not exist unless the potential harm to Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
- 1.7 Paragraph 145 of the NPPF, states that the construction of new buildings should be regarded as inappropriate development in the Green Belt. One of the exceptions to this and most relevant to this application is part (b):
- "the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it".*
- 1.8 Paragraph 146(b) of the NPPF states 'Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it'. The exception relevant to this application in this category is part (b) engineering operations, as the proposal comprises re-landscaping with no built structures and preserves the openness.
- 1.9 The proposed improvement of outdoor sports and recreation facilities on previously developed land within the Green Belt is considered to meet the exception tests set out in paragraphs 145(b) and 146(b) of the NPPF and is not considered to result in any harm to the Green Belt.

#### Sports Facilities and Community Use

- 1.10 Policy 3.19 of the London Plan, policy S5 of the Draft London Plan and policy BC5 of the Local Plan support proposed development that increases or enhances the provision of sports and

recreation facilities, however, they resist proposals that result in a net loss of sports and recreation facilities, including playing fields.

- 1.11 The application documents demonstrate the proposed improvement to sports and recreation facilities within the park in accordance with the above policies, making the space more attractive to current and proposed users.
- 1.12 After lengthy discussions, Sport England has confirmed that they are supportive of the proposed development, noting that the applicant has advised that any loss of sports playing pitches as a result of the proposed development will be replaced at other playing field sites in the Borough. The proposals have been amended following initial submission, and now propose that all 4 tennis courts will be retained.
- 1.13 The GLA has advised that a detailed Community Use Agreement for affordable and accessible usage of the sports facilities must be secured. A condition is proposed accordingly.

Conclusion

- 1.14 The principle of the proposed development is considered to be in keeping with the NPPF, policies 7.16 and 3.19 of the London Plan, policies G2 and S5 of the Draft London Plan and policies BC5 and CM3 of the Local Plan.

<b>2. Design and Quality of Materials:</b>	
<i>Does the proposed development respect the character and appearance of the existing area?</i>	Yes
<i>Does the proposed development respect and accord to the established local character?</i>	Yes
<i>Is the proposed development acceptable within the street scene or when viewed from public vantage points?</i>	Yes
<i>Is the proposed development acceptable and policy compliant?</i>	Yes

- 2.1 Part 12 of the NPPF sets out the Government’s requirement for good design in new developments. Policies 7.1 and 7.4 of the London Plan and policies D1 and D4 of the Draft London Plan require development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. Local Plan policies BP8, BP11 and CP3 and Draft Local Plan policies SP4 and DM11 seek to ensure good quality urban design which is in keeping with the character and appearance of the area and which does not adversely affect residential amenity.

2.2 The principle elements of the proposed park improvements are summarised below:

- The re-profiling (grading) of the park through soil importation to provide a more interesting, enclosed and compartmentalised landscape of a more intimate scale and character.
- A new secure toddler’s playground.
- A new adventure playground zone to the east of the site.
- A new interactive maze and associated grass amphitheatre / picnic zone.
- An improved events area in terms of visibility, enclosure and drainage.
- New nature zones incorporating wetlands, wildflower meadow and native planting.
- A large circular seat and areas designated for public art.
- New network of paths.
- Attenuation basins.
- Improvements to rugby and football pitches.
- Improvements to the existing tennis courts.

2.3 The proposed grading works take up 33% of the overall site and will consist of very gradual slopes that befit its open currently fairly flat landscape.

2.4 The proposed development is considered to be of a good quality and design in accordance with the relevant policies and represents a significant upgrade to the existing facilities in Central Park,

providing enhanced sports facilities, play and amenity space designed to cater for a range of ages and interests, as well as extensive new planting. The proposed design is supported by Officers.

- 2.5 No buildings are proposed as part of the proposed development and therefore as set out at section 1 of this report, the proposal is not considered to impact on the openness of the Green Belt.
- 2.6 Policy 7.2 of the London Plan, policy D5 of the Draft London Plan, the Mayor's Accessible London SPG and Part M of the Building Regulations seek to provide inclusive design within developments. The applicant has confirmed that all elements of the proposed development will be inclusive in accordance with the relevant policies.
- 2.7 Policy BC7 of the Local Plan seeks to reduce the opportunity for crime, minimise the fear of crime and create a safer and more secure environment. A condition is recommended to obtain Secured By Design accreditation, or alternatively achieve security standards (based on Secured by Design principles) to the satisfaction of the Metropolitan Police.
- 2.8 In accordance with policy D11 of the Draft London Plan, the applicant has submitted a Fire Safety Statement for the proposed development.

#### Imported Soil

- 2.9 The proposed re-profiling (grading) of the park will be formed using 238,000 cubic metres of imported Environment Agency approved materials. All soils for importation will be free of litter (e.g. paper, wood and plastic) and putrescible or biodegradable matter. Material import will be undertaken in strict accordance with the terms of an Environmental Permit to be granted and regulated by the Environment Agency. The permit will set out clearly the types of material acceptable on site, volumes of material to be imported and all necessary environmental controls. An outline methodology for the inspection and handling of the imported soils is detailed in the submitted Construction Environmental Management Plan. All topsoil will be derived from on site, with stripping and storage of existing soil taking place before any subsoil importation and grading takes place. As a safeguarding measure, a condition is to be secured to ensure that there is no importation of contaminated soils.

### **3. Heritage:**

- 3.1 The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 3.2 Policy 7.8 of the London Plan, policy HC1 of the Draft London Plan, policies BP2 and CP2 of the Local Plan and policy DM14 of the Draft Local Plan seek to conserve heritage assets and avoid harm.
- 3.3 The application site is located in an archaeological priority zone. West Sussex Archaeology considered the potential for the works to impact on archaeology. The proposed works require the removal of topsoil and the import of soils. The proposed ground works are not expected to penetrate the subsoil level. The park sits within an area of prehistoric and Romano-British settlement and field systems and the proposed layout works around the features of greatest sensitivity, notably the probable settlement in the north-east corner of the park, and the row of post-medieval cottages against the northern boundary. The submitted Heritage Statement has been reviewed by Historic England (Archaeology) who have requested a condition requiring archaeological evaluation and this is to be secured.
- 3.4 There are no listed buildings on the site, however the Grade II Listed Civic Centre is located immediately to the west. The proposed development comprises hard and soft landscaping and earthworks and therefore Officers are of the opinion that the significance of the Grade II Listed

Building would be preserved and not harmed by the proposed development. In reaching this conclusion, officers have paid special attention to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### 4. Impacts to Neighbouring Amenity:

- 4.1 Paragraph 17 of the NPPF advises that new development should seek to enhance and improve the health and wellbeing of the places in which people live their lives. Paragraph 180 outlines that development proposals should mitigate and further reduce potential adverse impacts resulting from noise from new development and to avoid noise giving rise to significant adverse impacts on health and quality of life.
- 4.2 Policies 7.1 and 7.6 of the London Plan state that development should not cause unacceptable harm to neighbouring residential buildings in relation to loss of privacy and overlooking. Policy BP8 of the Local Plan and Policy DM11 of the Draft Local Plan specifically relate to ensuring neighbourly development, specifying various potential impacts that development proposals shall take into account and avoid or minimise. The policy also emphasises adequate access to daylight and sunlight.
- 4.3 A visual impact assessment of the proposed development is included as part of the Design and Access Statement. The proposed ground re-profiling across the site is subtle and it is noted that the majority of neighbouring residential properties do not have a view of the proposed development due to the intervening trees and hedgerow. Officers do not consider that proposed development would adversely affect the outlook or privacy of neighbouring properties, nor is there any potential for impacts on sunlight and daylight.
- 4.4 Operationally there are not anticipated to be any adverse impacts on neighbouring properties as a result of the park improvement works.
- 4.5 Potential construction impacts associated with the development, including disturbance from lorry/vehicle movements, noise and dust/air quality will be temporary and will be suitably controlled by condition.
- 4.6 It is noted that the construction works will be undertaken from west to east across the site. All of the working area will be Heras fenced off so the park can remain open during the entire works. The only areas that will need to be managed are the crossing points on the haul lines which will be managed in line with the Construction Environmental Management Plan.

#### 5. Sustainable Transport:

<i>Net gain/loss in car parking spaces:</i>	No change	<i>PTAL Rating</i>	2 (poor) / 3 (moderate)
<i>Proposed number of cycle parking spaces:</i>	No change	<i>Closest Rail Station / Distance (m)</i>	Dagenham East Underground Station (1.9 km)
<i>Restricted Parking Zone:</i>	No	<i>Parking stress survey submitted?</i>	Yes

- 5.1 The application was accompanied by a Transport Statement that considers the impact of the development at both the construction and operational phases, along with the frequency and type of deliveries and servicing required.
- 5.2 There are 3 existing car parks within Central Park. Approximately 69 car parking spaces are provided within the main car park directly off Wood Lane and there are an additional 78 spaces provided to the south of the tennis courts. There are also approximately 77 car parking spaces for the Dagenham Rugby Club with access from Central Park Nursery off Rainham Road North.

- 5.3 The GLA / TfL has acknowledged that these car parks are existing, however they have requested evidence of the current need for the car parking. They have advised that given the site's accessibility, a significant reduction in car parking spaces would support the Draft London Plan, Healthy Streets and Vision Zero approach of reducing vehicle movements, thus increasing walking and cycling, and making the site a more attractive place. They have also requested that further cycle parking facilities be provided through reducing existing car parking numbers. The applicant is preparing a response to the GLA / TfL on these points which will be considered as part of the Stage 2 referral process.
- 5.4 It is estimated that 238,000 cubic metres of Environment Agency approved soils and subsoils are to be imported to the site using heavy goods vehicles (HGVs) carrying an average of 9 cubic metres per delivery. Over a period of 24 months, this is anticipated to result in an average of 55 HGV arrivals per day. A maximum of 7 HGV arrivals would take place during the AM and PM peak hours. Access for construction vehicles would be via the existing Wood Lane access. In addition to the HGV movements, a maximum of 5 staff would be required during the construction phase and it is anticipated that they would arrive outside the highway peak hours.
- 5.5 The increase in the total daily traffic at an existing traffic survey point along the A124 to the west of the site during construction equates to 0.43%. The Transport Statement concludes that during construction, the levels of construction traffic would not have a severe impact on the highway network.
- 5.6 The GLA / TfL have advised that the multi-modal trip generation assessment set out in the submitted Transport Statement is acceptable.
- 5.7 The Transport Development Management Officer has raised no objection to traffic, highway and parking matters associated with the proposed development.
- 5.8 Conditions are proposed to secure a Travel Plan, Delivery and Servicing Plan and Construction Logistics Plan, as requested by the GLA / TfL.

## **6. Biodiversity, Landscaping & Sustainable Drainage:**

### *Biodiversity and Landscaping*

- 6.1 Policy 7.19 of the London Plan and policy G6 of the Draft London Plan require new developments to make a positive contribution to the protection, enhancement, creation and management of biodiversity wherever possible. Policies CR2 and BR3 of the Local Plan echo the London Plan in its strategic approach to protect and enhance biodiversity and to provide a net gain in the quality and quantity of the Borough's natural environment. This approach is also set out in policy SP5 of the Draft Local Plan.
- 6.2 Eastbrookend Country Park is adjacent to the site and The Chase Local Nature Reserve is located nearby. Both of these sites are designated as Sites of Metropolitan Importance within the Sites of Importance for Nature Conservation (SINC) hierarchy.
- 6.3 The submitted Preliminary Ecological Appraisal (PEA) made various recommendations, including the need for further Great Crested Newt surveys. These surveys have been undertaken and found no presence of Great Crested Newts. It is noted that a badger survey of suitable habitats on site and within 30 metres of the site boundary (where access allows) should be undertaken immediately prior to works commencing. The PEA also recommends an ongoing management plan so that the development will not result in any indirect or direct loss of habitat to Eastbrookend Country Park, The Chase Local Nature Reserve and other nearby sites of importance for nature conservation. The recommendations of the PEA will be secured by condition.
- 6.4 The proposed development will require the removal of 8 individual trees and 7 groups of trees (or part of a group). Of these trees, one is classified as Category A (good quality), three are Category B (moderate quality), 5 are Category C (low quality) and six are Category U (trees for removal with



a life expectancy of less than 10 years). The proposed landscaping strategy proposes the replacement and a significant uplift in the quantum of trees across the site, as well as ornamental planting, native woodland planting and bulb planting. Overall, Officers consider that the proposed landscaping will enhance the biodiversity, arboricultural and environmental value of the site in accordance with policy.

#### Sustainable Drainage

- 6.5 The application site falls within Flood Zone 1 meaning that it is considered to have a low probability of flooding.
- 6.6 Policy 5.13 of the London Plan states that development should utilise sustainable urban drainage systems (SuDS) unless there are practical reasons for not doing so and should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible in line with the drainage hierarchy set out within this policy. The policy aspirations are also reiterated by policy SI13 of the Draft London Plan and at local level by policies CR4 and BR4 of the Local Plan and policy DM28 of the Draft Local Plan.
- 6.7 A Flood Risk Assessment, including Sustainable Drainage Strategy, accompanied the application. The GLA and the Council's Drainage and Flooding Team sought further information with respect to flood risk and drainage as part of the consultation process. The Council's Drainage and Flooding Team has been involved in revisions to the proposed drainage strategy and they have confirmed the proposal now meets with their approval. The applicant has also been in correspondence with the GLA's Drainage Team regarding the proposed drainage strategy and GLA Officers have indicated the revisions would address their initial comments. This will be confirmed as part of the Stage 2 referral process.
- 6.8 Officers consider that the proposed development is acceptable and generally in keeping with policy having regards to matters of flood risk and sustainable drainage.

#### **Conclusions:**

The proposed development is considered to meet the exception tests for development in the Green Belt and would result in a significant upgrade to the existing facilities in Central Park, providing enhanced sports facilities, play and amenity space designed to cater for a range of ages and interests, as well as extensive new planting.

The proposed design is considered to be acceptable and will not have an adverse impact on the Green Belt or the local area. Furthermore, the proposal, subject to conditions, will not have an adverse impact on residential amenity.

Other matters, such as heritage, transport, flood risk and drainage, and biodiversity have been assessed as part of the application and are considered acceptable.

The proposal generally complies with the relevant policies set out in the National Planning Policy Framework, the London Plan, the Draft London Plan, the Local Plan and Draft Local Plan.

It is therefore recommended that planning permission be granted subject to any direction from the Mayor of London and the conditions as listed at Appendix 6 of this report.

## Appendix 1:

### Development Plan Context:

The Council has carefully considered the relevant provisions of the Council's adopted development plan and of all other relevant policies and guidance. Of particular relevance to this decision were the following Framework and Development Plan policies and guidance:

#### *National Planning Policy Framework (NPPF) (MHCLG, Feb 2019)*

<p><i>The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)</i></p>	<ul style="list-style-type: none"> <li>Policy 3.19 - Sports Facilities</li> <li>Policy 5.3 - Sustainable Design and Construction</li> <li>Policy 5.12 - Flood Risk Management</li> <li>Policy 5.13 - Sustainable Drainage</li> <li>Policy 5.17 - Waste Capacity</li> <li>Policy 5.21 - Contaminated Land</li> <li>Policy 6.1 - London's Transport: Strategic Approach</li> <li>Policy 6.3 - Assessing Effects of Development on Transport</li> <li>Policy 6.9 - Cycling</li> <li>Policy 6.10 - Walking</li> <li>Policy 6.13 - Parking</li> <li>Policy 7.1 - Building London's Neighbourhoods and Communities</li> <li>Policy 7.2 - An Inclusive Environment</li> <li>Policy 7.3 - Designing Out Crime</li> <li>Policy 7.4 - Local Character</li> <li>Policy 7.5 - Public Realm</li> <li>Policy 7.8 - Heritage Assets and Archaeology</li> <li>Policy 7.13 - Safety, Security and Resilience to Emergency</li> <li>Policy 7.14 - Improving Air Quality</li> <li>Policy 7.15 - Reducing and Managing Noise, Improving and Enhancing the Acoustic Environment and Promoting Appropriate Landscapes</li> <li>Policy 7.16 - Green Belt</li> <li>Policy 7.19 - Biodiversity and Access to Nature</li> <li>Policy 7.21 - Trees and Woodland</li> </ul>
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*The Mayor of London's Draft London Plan - Intend to Publish version December 2019 is under Examination. Having regard to NPPF paragraph 48 the emerging document is a material consideration and appropriate weight will be given to its policies and suggested changes in decision-making, unless other material considerations indicate that it would not be reasonable to do so.*

<p><i>Draft London Plan - Intend to Publish version December 2019</i></p>	<ul style="list-style-type: none"> <li>Policy G2 – London's Green Belt</li> <li>Policy S5 – Sports and Recreation Facilities</li> <li>Policy D1 – London's Form, Character and Capacity for Growth</li> <li>Policy D4 - Delivering Good Design</li> <li>Policy D5 - Inclusive Design</li> <li>Policy D8 - Public Realm</li> <li>Policy D11 - Safety, Security and Resilience to Emergency</li> <li>Policy D12 - Fire Safety</li> <li>Policy D14 – Noise</li> <li>Policy HC1 - Heritage Conservation and Growth</li> <li>Policy G1 - Green Infrastructure</li> <li>Policy G2 - London's Green Belt</li> <li>Policy G6 - Biodiversity and Access to Nature</li> <li>Policy G7 - Trees and Woodlands</li> <li>Policy SI1 - Improving Air Quality</li> <li>Policy SI12 - Flood Risk Management</li> <li>Policy SI13 - Sustainable Drainage</li> </ul>
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	<p>Policy T1 - Strategic Approach to Transport  Policy T2 - Healthy Streets  Policy T4 - Assessing and Mitigating Transport Impacts  Policy T5 - Cycling  Policy T6 - Car Parking</p>
<p><i>Local Development Framework (LDF) Core Strategy (July 2010)</i></p>	<p>Policy CM3 - Green Belt and Public Open Space  Policy CR2 - Preserving and Enhancing the Natural Environment  Policy CR3 - Sustainable Waste Management  Policy CR4 - Flood Management  Policy CP2 - Protecting and Promoting our Historic Environment  Policy CP3 - High Quality Built Environment</p>
<p><i>Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)</i></p>	<p>Policy BC5 – Sports Standards  Policy BR3 - Greening the Urban Environment  Policy BR4 - Water Resource Management  Policy BR5 - Contaminated Land  Policy BR7 – Open Space (Quality and Quantity)  Policy BR9 - Parking  Policy BR10 - Sustainable Transport  Policy BR11 - Walking and Cycling  Policy BR13 - Noise Mitigation  Policy BR14 - Air Quality  Policy BR15 - Sustainable Waste Management  Policy BC7 - Crime Prevention  Policy BP2 - Conservation Areas and Listed Buildings  Policy BP8 - Protecting Residential Amenity  Policy BP11 - Urban Design</p>
<p><i>The London Borough of Barking and Dagenham’s Draft Local Plan: (Regulation 18 Consultation Version, November 2019) is at an “early” stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration and limited weight will be given to the emerging document in decision-making, unless other material considerations indicate that it would not be reasonable to do so.</i></p>	
<p><i>The London Borough of Barking and Dagenham’s Draft Local Plan: (Regulation 18 Consultation Version, November 2019)</i></p>	<p>Policy SP4 - Delivering Quality Design in the Borough  Policy SP5 – Enhancing Our Natural Environment  Policy SP7 - Planning for Integrated Transport  Policy DM11 - Responding to Place  Policy DM14 – Conserving and Enhancing Heritage Assets and Archaeology  Policy DM20 - Nature Conservation and Biodiversity  Policy DM22 - Trees  Policy DM25 - Managing Nuisance  Policy DM26 - Improving Air Quality  Policy DM27 - Land Contamination  Policy DM28 - Managing Flood Risk, Including Surface Water Management  Policy DM29 – Managing Our Waste  Policy DM31 - Making Better Connected Neighbourhoods  Policy DM32 - Cycle and Car Parking  Policy DM33 - Deliveries, Servicing and Construction</p>
<p><i>Supplementary Planning Documents / Other Guidance</i></p>	<p>LBBD Planning Advice Note 5 ‘Sustainable Design and Construction’ (2014)   GLA SPG ‘The Control of Dust and Emissions during Construction and Demolition’ (2014)   GLA SPG ‘Accessible London’ (2014)</p>

**Additional Reference:**

*Human Rights Act*

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

*Equalities*

In determining this planning application, Be First on behalf of the London Borough of Barking & Dagenham has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010 (as amended).

For the purposes of this application there are no adverse equalities issues.

*Local Government (Access to Information) Act 1985*

Background papers used in preparing this report:

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- National Planning Policy Framework
- London Plan
- Local Plan

**Appendix 2:**

<b>Relevant Planning History:</b>			
<i>Application Number:</i>	N/A	<i>Status:</i>	
<i>Description:</i>			
<b><i>Enforcement Case:</i></b>	N/A	<i>Status:</i>	
<i>Alleged breach:</i>			

### Appendix 3:

The following consultations have been undertaken:

- Designing Out Crime Officer
- Environment Agency
- Essex and Suffolk Water
- Greater London Authority (GLA)
- Historic England (Archaeology)
- London Underground Limited (LUL) Infrastructure Protection - TFL Engineering
- Natural England
- Sport England
- Thames Water
- Transport for London
- Be First Planning Policy
- Be First Transport Development Management
- Be First Urban Design
- LBBB Arboricultural Officer
- LBBB Drainage and Flooding Team (Lead Local Flood Authority)
- LBBB Environmental Health Officer
- LBBB Parks Team

Summary of Consultation responses:		
Consultee and date received	Summary of Comments	Officer Comments
<b>Designing Out Crime Officer</b> (e-mail dated 29 April 2019)	A condition is recommended to achieve Secured By Design accreditation, or alternatively achieve security standards (based on Secured by Design principles) to the satisfaction of the Metropolitan Police.	Condition 11 will secure this matter.
<b>Environment Agency</b> (e-mails dated 19 June and 17 July 2019)	No comments to make on the proposed development.	Noted.
<b>Greater London Authority (GLA), including Transport for London (TfL)</b> (Stage 1 Report dated 17 June 2019)	<p><u>Principle of development:</u> The redevelopment of Central Park for outdoor recreation and sports facilities improvement and re-landscaping on previously developed land within Green Belt is supported. The proposal meets the NPPF exception tests and does not result in any harm to the Green Belt.</p> <p><u>Sports facilities and community use:</u> A detailed Community Use Agreement for affordable and accessible usage of the sports facilities must be secured by condition / S106 Agreement.</p> <p><u>Urban and inclusive design:</u> No strategic design concerns. The approach to inclusive design is supported</p>	<p>The applicant has provided a response to the GLA Stage 1 Report in respect of flood risk and drainage matters and is preparing a response in respect of transport matters. The GLA will consider these matters as part of the Stage 2 referral process.</p> <p>Conditions 4, 10, 7, 12 and 15 will secure a Construction Logistics Plan, Delivery and Servicing Plan, Community Use Agreement, Travel Plan and inclusive design.</p>

	<p>and must be secured by condition.</p> <p><u>Sustainable development:</u> As there are no built structures proposed, there are no strategic concerns related to energy, however, the concerns regarding flood risk must be addressed.</p> <p><u>Transport:</u> Cycle parking must be increased, and car parking reduced. A full Travel Plan should be secured, enforced, monitored and reviewed. A Delivery and Servicing Plan and a Construction Logistics Plan will also need to be secured via condition.</p>	
<p><b>Historic England (Archaeology)</b> (e-mails x 2 dated 17 June 2020)</p>	<p>No objection subject to a condition requiring staged archaeological evaluation, with public benefit clause.</p>	<p>Condition 5 will secure this matter.</p>
<p><b>London Underground Limited (LUL) Infrastructure Protection - TFL Engineering</b> (e-mail dated 2 May 2019)</p>	<p>No objection.</p>	<p>Noted.</p>
<p><b>Natural England</b> (e-mail dated 14 May 2019)</p>	<p>No objection.</p>	<p>Noted.</p>
<p><b>Sport England</b> (e-mails dated 15 May 2019, 5 March 2020 and 29 May 2020)</p>	<p>As set out in our initial consultation response, Sport England is concerned with the loss of functional playing field land and tennis courts proposed. As you are aware, since those comments the Council's Leisure, Parks and Heritage Department have been liaising with Sport England regarding measures to alleviate our concerns. In particular, the Council have indicated that replacement playing pitches would be marked on other local authority playing field sites, such as Barking Park, Old Dagenham Park and the Leys if they are needed once the proposed works at Central Park are implemented. Similarly, they have indicated where the Council have invested in tennis facilities (improving fencing, line marking and equipment and refurbishing) and that they would consider seeking to secure funding to</p>	<p>Noted.</p>

	improve tennis facilities, including the courts in Central Park. In light of this, Sport England is willing to take a pragmatic view in this instance and accept these measures as replacement provision as they broadly align with the spirit of its playing field policy.	
<b>Be First Transport Development Management</b> (e-mail dated 12 June 2019)	No objection.	Noted.
<b>Be First Urban Design</b> (e-mail dated 21 May 2019)	<p>The proposal represents a significant upgrade to the existing facilities in Central Park, providing enhanced sports facilities, play and amenity space designed to cater for a range of ages and interests.</p> <p>Recent research has demonstrated the range of positive outcomes that good quality parks can deliver which include social, economic, and environmental benefits. The proposed development will regenerate the park environment, encourage use and improve the health and well-being of the local community. The proposals are therefore supported.</p>	Noted.
<b>LBBD Arboricultural Officer</b> (e-mails dated 2 May, 13 June, 18 July and 26 July 2019)	No objection subject to the Red Chestnut group of trees (G80) being retained.	The arboricultural report has been revised to state that the tree group G80 should be retained.
<b>LBBD Drainage and Flooding Team (Lead Local Flood Authority)</b> (e-mails dated 19 June 2019 and 27 February 2020)	No objection.	Noted.
<b>LBBD Environmental Health Officer</b> (e-mails dated 8 June 2019, 16 August 2019 and 4 September 2019, and 22	No objection. Recommended conditions relating to construction environmental management and site waste management, and also contamination and remediation	Conditions 3 and 6 will secure these matters.



June 2020)		
<b>LBD Parks Team</b> (e-mail dated 1 May 2019)	No objection.	Noted.

**Appendix 4:**

<b>Neighbour Notification:</b>	
<b>Site Notice Erected:</b>	Yes
<b>Date of Press Advertisement:</b>	15 May 2019
<b>Number of neighbouring properties consulted:</b>	63
<b>Number of responses:</b>	1 response
<b>Address:</b>	<b>Summary of response:</b>
18 Ellis Avenue, Dagenham	<p>There must be a sufficient number of bins installed in and around the park. The current provision of bins is insufficient, resulting in litter throughout the park. Increased patrols by wardens or litter pickers should be provided during LBBB organised events or seasonal events which result in more litter (e.g. fireworks night).</p> <p>There should be car park spaces dedicated to electric vehicles. This will future proof the park as the number of electric vehicle owners driving to the park, myself included, increase.</p>

**Officer Summary:**

The above points are noted. The hard landscaping condition will require the applicant to submit details, which include litter bin provision. There is no proposed provision for electric vehicle charging points as part of the development.



## Appendix 6:

### Conditions:

#### 1. Statutory Time Limit - Planning Permission

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).*

#### 2. Development in accordance with Approved Plans

The development hereby approved shall only be carried out in accordance with the following approved plans and documents:

##### **Approved Plans:**

Existing Site Survey – Drawing WD809ES01 Rev A – dated 11.02.19  
Site Boundary Plan – Drawing WD809SBP01 – dated 01.02.19  
Location Plan, Planting Plans – Drawing WD809\_3000 – dated 07.03.19  
Planting Plans – Drawing WD809\_3001 – dated 07.03.19  
Planting Plans – Drawing WD809\_3002 – dated 07.03.19  
Planting Plans – Drawing WD809\_3003 – dated 07.03.19  
Planting Plans – Drawing WD809\_3004 – dated 07.03.19  
Planting Plans – Drawing WD809\_3005 – dated 07.03.19  
Planting Plans – Drawing WD809\_3006 – dated 07.03.19  
Planting Plans – Drawing WD809\_3007 – dated 07.03.19  
Planting Plans – Drawing WD809\_3008 – dated 07.03.19  
Planting Plans, Planting Schedule – Drawing WD809\_3009 – dated 07.03.19  
Construction Works Plan Inc Construction Phasing – Drawing WD809CW01 Rev B – dated 13.02.19  
Cross Sections – Drawing WD809S01 Rev A – dated 11.02.19  
Isopach Plan – Drawing WD809ISO01 Rev A – dated 12.03.19  
Grading Plan – Drawing WD809G01 Rev B – dated 14.02.20  
Drainage Plan – Drawing WD809DR01 – dated 04.03.19  
Illustrative Masterplan – Drawing WD809Y01 Rev C – dated 21.05.20

##### **Approved Documents:**

WD809 Central Park (D) - Design Report, prepared by Weller Designs Ltd, dated March 2019

Air Quality Assessment - VC-102897-AQ-RP-0001 R02, prepared by Vanguardia, dated March 2019

Revision 1 of Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement - CC/403 AR3896, prepared by Challice Consulting Ltd, dated 31.07.19

Construction Management Plan – Version 1, prepared by Weller Designs Ltd, dated 17.03.19

Heritage Statement on Proposed Works at Central Park, Dagenham, London Borough of Barking and Dagenham, prepared by West Sussex Archaeology, dated January 2019

Construction Noise Assessment, prepared by Vanguardia, dated 26 March 2019

Design and Access Statement – Version 2, prepared by Weller Designs Ltd, dated 14 February 2020

Transport Statement – Issue 2, prepared by Cora IHT, dated 20.03.19

Preliminary Ecological Appraisal – Great Crested Newt Presence Surveys Central Park, Dagenham, Essex, RM10 7EJ (Grid Ref: TQ 501 867) – March 2018 – December 2018, Rev: 1, prepared by Environmental Business Solutions, dated 5 December 2018

Flood Risk Assessment – V1 Final, prepared by Hydrogeo Ltd, dated 03.03.19

Fire Safety and Occupancy Report, prepared by FCS Live, dated February 2020

No other drawings or documents apply.

*Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s), to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.*

### **Prior to all works/commencement Conditions**

#### **3. Construction Environmental Management Plan (CEMP) and Site Waste Management Plan (SWMP)**

No development shall commence until an updated Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) based on the Construction Management Plan, Version 1 dated 17 March 2019, prepared by Weller Designs Ltd has been submitted to and approved in writing by the Local Planning Authority. These Plans shall incorporate details of:

- a) construction traffic management;
- b) the parking of vehicles of site operatives and visitors;
- c) loading and unloading of plant and materials;
- d) storage of plant and materials used in constructing the development;
- e) the erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
- f) wheel washing facilities;
- g) measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document “The Control of Dust and Emissions during Construction and Demolition”, Mayor of London, July 2014; including but not confined to non-road mobile machinery (NRMM) requirements;
- h) a construction phase air quality monitoring plan which accords with the advice provided in document “Guidance on Monitoring in the Vicinity of Demolition and Construction Sites Institute of Air Quality Management” October 2018 (version 1.1). The plan shall include, but not be confined to, site action levels to be used to ensure that dust mitigation measures are both adequate and are being applied correctly;
- i) noise and vibration control;
- j) a scheme for recycling/disposing of waste resulting from demolition and construction works;
- k) the use of efficient construction materials;
- l) methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and
- m) a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Construction work and associated activities are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00 and 13:00 Saturday, with no work on Sundays or public holidays without the prior written permission of the Local Planning Authority. Any works which are associated with the generation of ground borne vibration are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

Construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2014, “Code of practice for noise and vibration control on construction and open sites”, Parts 1 and 2.

If ground improvement work is undertaken pursuant to this permission then the 5% level of vibration attributable these activities shall not exceed a peak particle velocity of 1.5mm/sec when measured at the point of entry to any adjoining sensitive development. In the event of reasonable complaint of vibration

nuisance and at the request of the Local Planning Authority, monitoring to evaluate compliance with this condition is to be carried out and the results submitted to the Local Planning Authority.

Once approved the Plans shall be adhered to throughout the construction period for the development.

*Reason: The CEMP and SWMP are required prior to commencement of the development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents.*

#### 4. Construction Logistics Plan

No development shall commence until a Construction Logistics Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be designed to minimise deliveries of materials and export of any waste materials within the times of peak traffic congestion on the local road network. Once approved the Plan shall be adhered to throughout the construction period of the development.

*Reason: The Construction Logistics Plan is required prior to commencement of development in order to minimise the impact of construction on the free flow of traffic on the local highway network and in the interests of highway safety.*

#### 5. Archaeology

a) No demolition or development shall take place until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

b) If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved in writing by the Local Planning Authority. For land that is included within the Stage 2 WSI, no demolition or development shall take place other than in accordance with the agreed Stage 2 WSI which shall include:

(i) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

(ii) Where appropriate, details of a programme for delivering related positive public benefits.

(iii) The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

*Reason: Heritage assets of archaeological interest may survive on the site. The Local Planning Authority requires assurance prior to commencement of development that significant archaeological remains will not be significantly disturbed or damaged by the proposed works.*

#### 6. Contaminated Land and Remediation

No development shall commence until:

(a) an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes; adjoining land; groundwaters and surface waters; ecological systems; archaeological sites and ancient monuments; and
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'; and

(b) a detailed remediation scheme, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment, has been prepared and submitted to the Local Planning Authority for approval in writing. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(c) The approved remediation scheme must be carried out in accordance with its terms prior to commencement of the development, other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority. The report shall include results of sampling and monitoring carried out to demonstrate that the site remediation criteria have been met.

(d) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of (a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of (b), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

*Reason: Contamination must be identified prior to commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy BR5 of the Borough Wide Development Policies Development Plan Document and policy 5.21 of the London Plan.*

## 7. Strategy for Use of Park and Facilities During and Post Construction

Prior to commencement of the development hereby permitted, a strategy (including phasing) to keep as much of the park and facilities, including the pavilion, pitches, playgrounds and car parks, open to the community throughout the construction period and retained for community use afterwards, including the new facilities, shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall also specify how affordable and accessible usage of the sports facilities will be maintained for the duration of the development.

*Reason: The strategy must be submitted prior to commencement of development to ensure as much of the park and facilities remain open for public use during the construction period and to ensure the proposal will increase or enhance the provision of sports and recreation facilities.*

## **Prior to first occupation and/or use Conditions Monitoring & Management Conditions**

### **8. No Vegetation Clearance or Tree Works During Bird Breeding Season**

There shall be no vegetation clearance or tree works during the bird breeding season (February to September). If this is not possible the vegetation should be surveyed immediately prior to removal by a suitably qualified ecologist. If nests/nesting birds are present, the relevant works must be delayed until the nesting season is over and the fledglings have left the surrounding area.

*Reason: To protect the ecology of the area.*

### **9. Hard and Soft Landscaping**

Prior to the first use of the development hereby permitted, full details of the hard landscaping shall be submitted to and approved in writing by the Local Planning Authority.

The hard landscaping scheme shall include, but not be limited to, details of the following:

- a) surface materials;
- b) playspaces and any related play equipment;
- c) street furniture, including litter bins; and
- d) management and maintenance.

The hard landscaping scheme shall be implemented prior to first use of the development in accordance with the approved details and thereafter permanently maintained.

The soft landscaping as shown on Drawings WD809\_3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008 and 3009 shall be carried out in the first planting and seeding seasons following the completion of the development.

Any plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

The trees to be retained in the development shall be protected during construction in accordance with the details in the approved document Revision 1 of Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement - CC/403 AR3896, prepared by Challice Consulting Ltd, dated 31.07.19.

Minor amendments may be agreed in writing from time to time by the Local Planning Authority.

*Reason: To secure the provision and retention of hard and soft landscaping in the interests of the visual amenity of the area, to preserve and enhance the Borough's natural environment and to ensure a high-quality built environment.*

### **10. Delivery and Servicing Plan**

Prior to the first use of the development hereby permitted, a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall identify efficiencies and sustainability measures to be undertaken once the development is operational and should incorporate details of deliveries to the site and servicing arrangements, including the size of vehicles, routing and tracking of vehicles and times of deliveries and servicing. The approved Plan shall be implemented and adhered to thereafter.

*Reason: In order to minimise traffic congestion and the impact of the development on the local highway network.*

### **11. Crime Prevention Scheme**



The development hereby permitted shall achieve a Certificate of Compliance in respect of the Secured by Design scheme (silver), or alternatively achieve security standards (based on Secured by Design principles) to the satisfaction of the Metropolitan Police, details of which shall be provided to the Local Planning Authority for its written approval prior to the first use of the approved development. All security measures applied to the approved development shall be permanently retained thereafter.

*Reason: In order to provide a good standard of security to future occupants and visitors to the site and to reduce the risk of crime.*

#### 12. Travel Plan

Prior to the first use of the development hereby permitted, a Travel Plan for the site which shall include proposals for minimising car-borne travel and encouraging walking, cycling and the use of public transport shall be submitted to the Local Planning Authority for approval in writing. The Travel Plan shall include details of funding, implementation, monitoring and review. The approved Travel Plan shall be implemented and monitored in accordance with the approved scheme.

*Reason: In order to encourage the use of sustainable transport.*

#### 13. Imported Soils

There shall be no importation of contaminated soils to the site.

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors.*

#### 14. Ecology

The development hereby permitted shall be carried out in accordance with the recommendations in the Preliminary Ecological Appraisal – Great Crested Newt Presence Surveys Central Park, Dagenham, Essex, RM10 7EJ (Grid Ref: TQ 501 867) – March 2018 – December 2018, Rev: 1, prepared by Environmental Business Solutions, dated 5 December 2018.

*Reason: To protect the ecology of the area.*

#### 15. Inclusive Design

The development hereby permitted shall be inclusively designed in accordance with the Mayor of London's SPG 'Accessible London' (2014) to ensure that any new hard standing paths around the site and hard standing areas around play areas will be fully accessible.

*Reason: To ensure inclusive access for all within the development.*