

London Borough of Barking and Dagenham Local Plan FAQs (Draft)

We have developed this Frequently Asked Questions (FAQ) summary based on feedback received from the Local Plan session with all members on 15th June 2020. This is a 'live' list, which will be updated from time to time.

About the LBBD Local Plan

1. What is a Local Plan?

As a local planning authority, the Council has statutory responsibility to produce a Local Plan for the borough boundary area.

The Local Plan sets the vision and framework for how the borough will change through development over time. Together with the London Plan, Joint Waste Plan, and any future Neighbourhood Plans, the Local Plan will form the overall 'development plan' for the borough area.

2. How is the Local Plan being developed?

We carried out the public consultation on the '[Regulation 18' draft Local Plan](#) and its supporting evidence between November 2019 and February 2020. The responses to this consultation have informed the production of the new draft of the Local Plan, which will be consulted on in accordance with 'Regulation 19' of the relevant regulations. We have provided a summary of 'Reg.18' consultation responses and details about the consultation overview in a separate document.

Following the consultation, we had constructive meetings with a number of external and internal stakeholders. Their comments have helped to refine the draft policies and make sure that they are in conformity with the national, regional, and local guidance.

The meetings and workshops with internal stakeholders started in March and are still ongoing. The key sessions included developing the Infrastructure Delivery Plan (March), Infrastructure Delivery Board (April), and a Local Plan update to all members (June).

Consultation

3. Were there any trends in the consultation responses?

The consultation generated a total of 1,400 visitors recorded as having visited the Local Plan webpages during the consultation period. BeFirst received written representations from 75 individuals or organisations, these generated 368 individual comments in relation to the Local Plan. A relatively high number of comments (56%) are considered 'general', with 32% in support, and 12% objections to the draft plan. Some issues related to a specific location or issue, while others related to the 'soundness' of the plan. The main issues related to the soundness of the plan include:

- Consistency with national policy and the draft New London Plan;
- An appropriate strategy underpinning by up to date evidence to justify the quantity and distribution of housing and employment floorspace across the borough;
- Need to align infrastructure needs with anticipated growth; and
- Need to publish draft policies map or individual maps for specific areas.

A consultation response summary report will be published alongside the Regulation 19 Local Plan in the near future.

Housing

4. How to define afford housing?

The Local Plan provides the definition of 'affordable housing' as 'housing for households whose needs cannot be met by the market, either for rent or sale'. Affordable housing should be genuinely affordable for the people the units are intended for at below market prices. Affordable housing comprises social rented housing, affordable rented housing, and intermediate housing. The difference between affordability products, including detail on the different definitions and information around individual costs, are set out in the Mayor's Homes for Londoners (2016)¹ and the relevant Council's strategies and guidance.

5. What are the housing targets in the borough?

Since December 2019, our housing target has been 1,944 new homes each year until 2029. This is set out in the draft New London Plan. Beyond 2029 the housing target is required to be based on a combination of the figures taken from the GLA's Strategic Housing Land Availability Assessment (SHLAA) 2017², and any local up-to-date evidence of identified capacity and the small sites target, which should be rolled forward in accordance with the draft new London Plan Intend to Publish version.

6. Are larger houses going to be kept for residents?

Yes, the draft Local Plan includes the following policies that will support retain larger houses for residents.

- Draft policy '**SP3: Delivering homes that meet people's needs**', which states that: "*The Council will work proactively with the local community, landowners, developers and other key stakeholders to ensure that, wherever possible, homes are marketed to, and occupied by, people who live and work primarily in Barking and Dagenham, or within the surrounding areas of London.*"
- Draft policy '**DMH 4: New houses in multiple occupation (HMO)**', resists the loss of existing family housing and states that, "*Planning permission is required for all new HMOs due to an Article 4 Direction which withdraws permitted development rights for small HMOs across the borough...*".
- Draft policy '**DMH.2 Housing Mix**', requires development to provide a range of unit size, including larger family homes. See table below for details:

	Market	Intermediate	Affordable Rent
1 bed	8%	4%	3%
2 bed	33%	11%	19%
3 bed	26%	18%	3%
4+ bed	33%	15%	17%

Source: LBBB SHMA March 2020

¹ <https://www.london.gov.uk/sites/default/files/homesforlondoners-affordablehomesprogrammefundingguidance.pdf>

² https://www.london.gov.uk/sites/default/files/2017_london_strategic_housing_land_availability_assessment.pdf

Infrastructure

7. How many schools are in the Borough and how many of these have places?

The following information is extracted from the latest Infrastructure Delivery Plan 2020 (IDP).

Primary education:

- 4 community Infant schools (4-7 years)
- 1 academy infant school
- 2 community junior schools
- 2 academy junior school (7-11 years)
- 1 voluntary aided (Church of England) junior school
- 27 community primary schools (4-11 years)
- 3 academy primary schools
- 2 voluntary aided (Church of England) primary schools
- 5 voluntary aided (Roman Catholic) primary schools
- 2 community all through schools with primary phase facilities
- 2 academy all through schools with primary phase facilities

The above list is detailed within the Council's internally published schools list, which is currently being redrafted to reflect changes from the start of the new academic year.

Primary school planning consideration is set out in the table below:

Year	Year Reception Capacity	Year Reception Demand Forecast	Planned Provision
September 2019	4137	3687	
September 2020	4137	3943	
September 2021	4317	4119	<ul style="list-style-type: none"> • Lymington Fields (3FE) YrR • Greatfields Primary (3FE) YrR Implications of the above: additional 180YrR places, total capacity=4317
September 2022	4497	4125	<ul style="list-style-type: none"> • Ford View Primary • Beam Park (3FE) • Mallard Primary Implications of the above: additional 180YrR places, total capacity=4497
September 2023	4497	4112	
September 2024	4587	4111	<ul style="list-style-type: none"> • 3rd Barking Riverside (3FE) YrR Implications of the above: additional 90YrR places, total capacity 4587
September 2025	4677	4144	<ul style="list-style-type: none"> • Barking Central (3FE) YrR Implications of the above: additional 90YrR places, total capacity 4677
September 2026	4677	4184	Requires clarification on housing figures
September 2027	4677	4270	Requires clarification on housing figures

Table 1.3: LBBD long-term basic need future planning programme

Secondary education:

3 are community-maintained schools

3 are academies

1 is Church of England and

1 is Roman Catholic

Additionally, there are 4 all-through schools with secondary departments, of which:

2 are community-maintained schools' and

2 are academy schools.

Secondary school planning consideration is set out in the table below:

Year	Year 7 Capacity	Year 7 Demand Forecast	Planned Provision
September 2019	3450	3360	- Greatfields Free School (3FE) Implications: additional 90 Yr7 places, total capacity 3450
September 2020	3450	3453	- Lymington Fields (4FE) Implications: additional 120 Yr7 places, total capacity 3570
September 2021	3570	3636	- Lymington Fields (2FE) Implications: additional 90 Yr7 places, total capacity 3660
September 2022	3660	3780	- Warren School (2FE) Implications: additional 90 Yr7 places, total capacity 3750
September 2023	3750	4005	- New Free School- Thames View (120 Yr7, 4FE places) - New Free School- East Dagenham (Beam High) (240 Yr7 places, 4FE, 120 places)
September 2024	3990	4064	- New Free School- Thames View (60 Yr7, 2FE places) - New Free School- East Dagenham (Beam High) (6FE)
September 2025	4173	4064	Requires clarification on housing figures
September 2026	4230	4064	Requires clarification on housing figures

Table 14: LBBD long-term basic need future planning programme

Special education needs and disabilities education (SEND)

There are 2 all-age special schools in the Borough, catering for children of 4 to 16 years' old and a further special school which covers age 4 to 25 years.

SEND school planning consideration is set out in the table below:

	Planned Provision
September 2019	Barking Riverside (30 places per year for the next 5 years) -year 5, 15 places Social, Emotional and Mental Health (SEMH) provision (phase 2)
September 2020	Barking Riverside - 15 places SEMH provision (phase 3)
September 2021	No planned growth
September 2022	New SEND school for up to 160 places to open gradually over the next 5 years

Table 15: LBBD short-term SEND educational infrastructure provision

8. Does the Borough plan to build anymore schools?

Yes, the planning policy team is having ongoing conversation with the Council's education department to allocate sites where appropriate, for primary and secondary schools, as well as SEND schools.

9. How many GP Surgeries/ Medical Centres are there in the area and does the plan include the addition of anymore?

The following information is extracted from the latest Infrastructure Delivery Plan 2020 (IDP).

The current provision of healthcare facilities across the borough are shown in the map below:

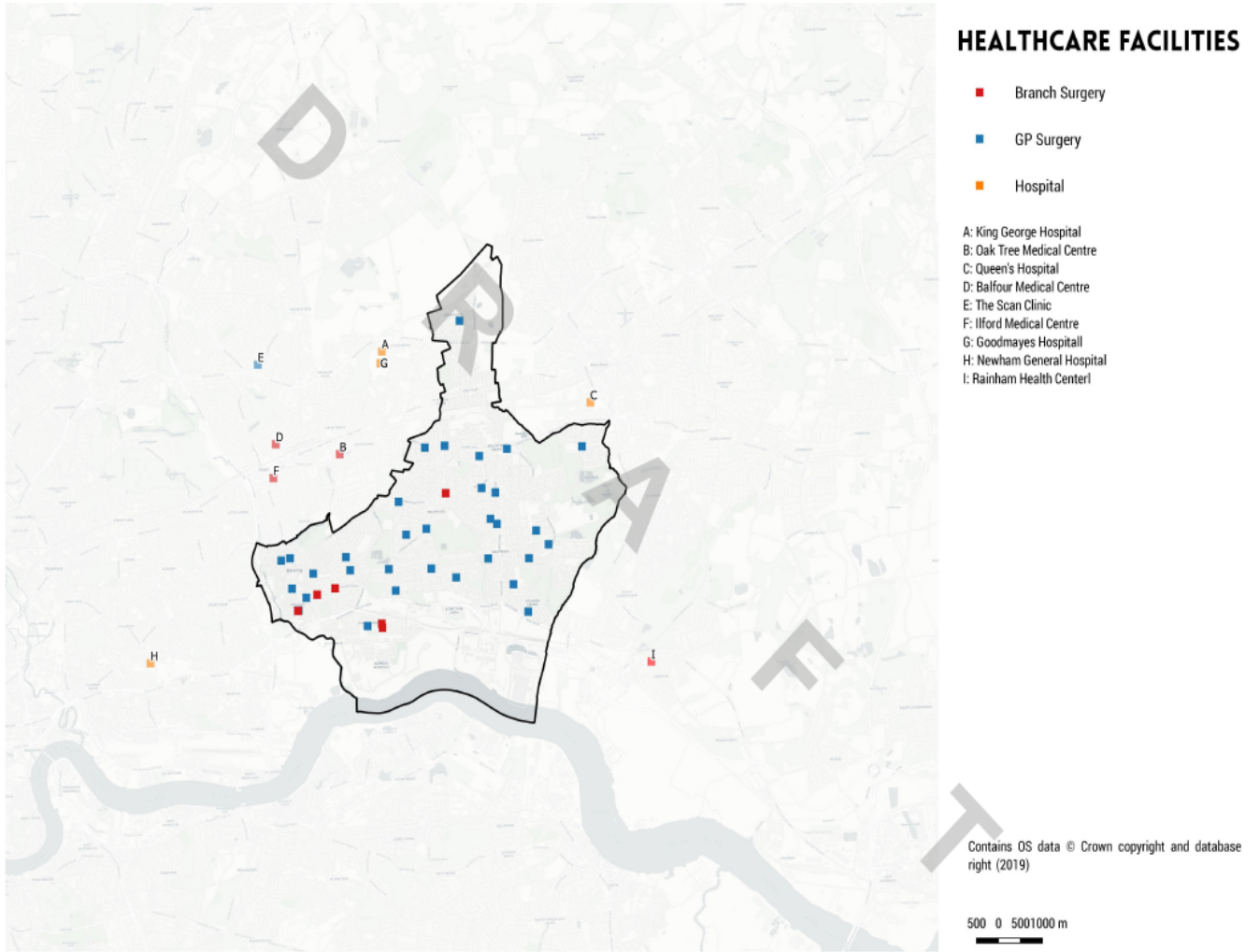


Figure 24: Healthcare facilities in Barking and Dagenham

Healthcare facilities planning consideration are set out in the table below:

Planned Provision	Where	When	Who	Delivery Partners and Stakeholders	Total Cost Estimate (Millions)	Funding Source	Total Funding Available	Funding Gap
Primary and community care hub 2,800sqm	Barking Riverside	2019-2024	BRL	BRL, LBBD	£7M Construction £5.6M Fit-out	Developer Contributions S106 or CIL/ NHS rentalised cost	£7M tbc	- £5.6M
Primary and community care hub 5,000sqm	Barking Town Centre	2019-2024	Developer	Developer, LBBD	£15.5 Construction £7.5 Fit-out	Developer S106 or CIL/ NHS rentalised cost	- -	- £7.5M
Primary and community care hub 2,600sqm	East Locality	2024-2029	NHS CCG	tbc, NHS, CCG	£11.7M	NHS	tbc	-
Primary care hub 3,700sqm	North Locality	2024-2029	NHS CCG	tbc, NHS, CCG	£16.7M	NHS	tbc	-
Primary care hub 1,750sqm	East Dagenham	2024-2029	LBBD	LBBD	£7.9M	LBBD	tbc	-
Primary and community care hub	Castle Green	2024-2029	Developer	Developer, LBBD	£15M	Developer Contribution	tbc	-

Table 17: Planned provision of new healthcare facilities

10. How will waste be dealt with the borough?

The draft Local Plan support the targets set out in Policy SI 8 of the draft New London Plan Intend to Publish version (December 2019) in order to manage London's waste sustainably and self-sufficiently and deliver the Mayor's ambition for London to manage 100% of its own waste by 2026. This includes the borough-level apportionment of 6.1% for Barking and Dagenham for all household, commercial and industrial waste between 2021 and 2041 (505,000 tonnes by 2021 and 537,000 tonnes by 2041).

Draft Policies **DMSI 8: Waste sites** and **DMSI 9: Demolition, construction and operational waste** provide further guidance on development related to waste sites and waste facilities, as well as dealing with demolition, construction and operational waste within the borough.

The current Joint Waste Plan will remain active, and sites will be protected by the new Local Plan, until the new Joint Waste Plan is in place, at which point the Local Plan will be updated to reflect any changes if required.

11. Has Barking and Dagenham considered an envac waste management development?

The draft Local Plan supports incorporation of sustainable waste infrastructure into new development.

12. Do Barking plan on building any new cycle routes?

The following information is extracted from the latest Infrastructure Delivery Plan 2020 (IDP).

The Borough is predominantly flat - which is a positive attribute for encouraging walking and the use of cycling routes. LIP3 identifies that the Borough is served by a number of on and off-road cycle routes, as well as walking routes/facilities. In terms of cycling infrastructure this includes: 7km of 'Greenways' routes; local 'Quietways'; Cycle Superhighway 3; and cycle parking facilities. There is also a 16km Rights of Way network, the Thames Path, eight 'Just Walk' routes and a network of designated 'safe routes to schools'. Presently, some of the routes are fragmented and this provides an opportunity to provide a more comprehensive and linked network. A consultation on proposals to link Ilford and Barking Riverside closed in August 2019. If given the go-ahead, these proposals are likely to contribute to safer and more accessible cycling and walking networks²⁵.

13. Do Barking plan on building any new pedestrian routes?

Any improvements to pedestrian routes will be included in more detailed site-specific strategies/guidance.

14. Do Barking have any plans to update road infrastructure?

The latest IDP 2020 has highlighted the major road infrastructure planning below.

A13 Improvements

In September 2019 TfL submitted a bid to the Department for Transport (DfT) for funding improvements to the major road network in London. The total bid for ten schemes was for £375M with the funding for each scheme would be between £20M and £50M. The bid included a bid for a major asset renewal of the A13 Lodge Avenue Flyover. If the bid were successful, this would enable the existing temporary steel flyover to be replaced with a longer-term solution.

TfL and the Council have investigated the option of replacing the section of the A13 between Lodge Avenue and Renwick Road with a 1.3km road tunnel. This project, known as the A13 Riverside Tunnel would address existing traffic congestion and would allow for the redevelopment of the Castle Green area. It is understood that TfL is supportive of the principle of the scheme, but the proposals are not part of the current TfL Business Plan.

15. When will residents be updated about the A13 project?

The A13 study is in progress. The residents will be consulted on once the evidence work is completed and approved for consultation by the Council.

16. Will Barking invest in an electric car network?

The draft Local Plan is supportive of development that provides electric car charging points. Officers will work closely with Transport for London, developers, and other service providers to promote use of electrical vehicles.

17. Where is Barking planning on putting green infrastructure?

The latest IDP 2020 has highlighted that the planned park improvements below.

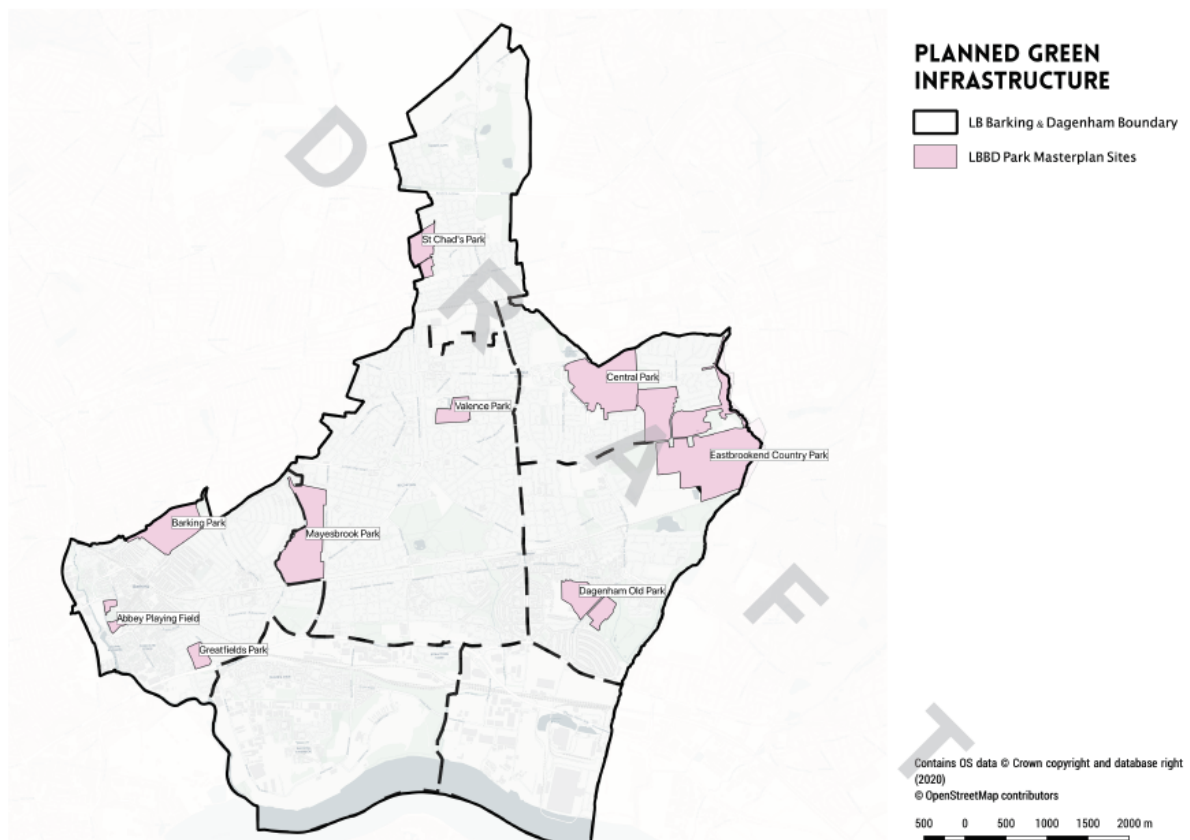


Figure 34: Proposed park improvement masterplan areas in Barking and Dagenham

For area-specific information, please refer to chapter 2: Area Development Strategy of the Local Plan, which is supported by the Council's Green Infrastructure and Biodiversity Strategy (2019)³.

18. Does the plan support place of worship? Do Barking plan on building any more places of worship?

Please refer to draft policies 'SP4: Delivering social and cultural infrastructure in the right locations, and DMS2: Planning for new facilities', which both support creation of multi-functional use of space including multi-use places of worship. In addition, draft policy DMS2 clearly states that: " *Development proposals for faith facilities in employment and industrial the Local Plan will only support development proposals for faith facilities in employment and industrial areas will only be permitted in accordance with other policies of the Local Plan and where conflicts between employment/industrial use and faith use can be avoided (i.e. with regards to increased traffic and parking issues, congregations of people, and noise; and safety of users or workers will not be compromised). Applicants will be required to consult on the proposal with the Council's Participation and Engagement Team*".

³ Insert a link.

Economy

19. How is Barking supporting local jobs?

The way in which industrial land functions is changing and our borough needs to change with it. We currently have approximately 446 Ha of industrial land within the borough, much of which is under-utilised or vacant and does not meet the market demand. Be First is refocussing our industrial land to provide appropriate locations for 21st century industry and employment. This will support local jobs by providing existing employers with new and multi-functional work spaces that suit their operational needs, and by attracting new employers to the borough to provide more new jobs for existing and future residents.

The draft Local Plan sets out clear employment and town centre policies which aim to deliver the Council's economic vision and strategy by encouraging sustainable economic growth, having regard to the Barking and Dagenham Industrial Strategy and other local policies for economic development and regeneration.

The draft policies in **chapter 6: Economy** of the Plan seek to attract local and inward investment through criteria-based policies or identifying strategic economic sites; and define a network and hierarchy of town centres and promote their long-term vitality and viability.

20. Does the plan support any training for local residents?

The Plan aims to deliver approximately 20,000 new jobs and seeks to provide high-quality employment and training opportunities for local people, and procurement opportunities for local businesses.

21. Does the plan support the regeneration of the town centre?

Yes. Draft Policy '**DME 3: Encouraging vibrant, resilient and characterful town centres**' provides details regarding how the plan aims to support development within the town centres. In addition, '**Chapter 2: Area Development Strategy**', provides more area-specific information on development within "Transformation Areas" which focuses on town centres. The Local Plan will provide the framework within which future masterplans will shape the regeneration of the town centre.

22. Does the plan support local shops?

Yes. The draft Local Plan identifies future requirements and locations for new retail development having regard to the town centre policies set out in '**Chapter 6: Economy**' based on local evidence. The Plan sets out policies and site allocations to secure an appropriate mix of shops (including both local shops and chain stores) and other commercial units of different sizes, informed by local evidence and emerging town centre strategies.

Climate Change

23. What Local Plan evidence is available regarding to climate change?

See the relevant documents below and they are available on request at this stage.

Key Evidence Documents	Date Produced
LBBD Air Quality Action Plan 2020-2025	2020
LBBD Infrastructure Delivery Plan	2020
Towards Net Zero Carbon (draft)	2020
LBBD Inclusive Growth Strategy (draft)	2020
Planning briefing paper – Connection Opportunities to B&D Energy Limited: Low Carbon Energy for East London	2019
London Environment Strategy	2018
London Waste Planning Forum: Monitoring Report	2018
London Plan Topic Paper: Waste	2018
GLA Energy Assessment Guidance	2018
LBBD Strategic Flood Risk Assessment L1 & L2	2017
LBBD Local Flood Risk Management Strategy	2017
East London Waste Authority (ELWA) Joint Waste Development Plan	2012