

CABINET

17 November 2020

Title: Draft Thames Road Masterplan Supplementary Planning Document	
Report of the Cabinet Member for Regeneration and Social Housing	
Open Report	For Decision
Wards Affected: Thames	Key Decision: Yes
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Accountable Director: Caroline Harper – Chief Planning Director, Be First	
Accountable Strategic Leadership Director: Graeme Cooke – Director of Inclusive Growth	
Summary This report seeks approval to take the draft Thames Road Masterplan Supplementary Planning Document (SPD) out to statutory public consultation over an 8-week period between December 2020 and January 2021. The London Borough of Barking and Dagenham Draft Local Plan 2037 (Regulation 19) was published for consultation under Regulation 19 of the Town and Country Planning Regulations (2012) on 5 th October 2020. This masterplan relates to the Thames Road area and includes supplementary planning guidance and a localised framework for the future development of the River Road Employment Area, a key development area in the south west of the borough in the Thames ward, as identified in the site allocations supporting the Local Plan.	
Recommendation(s) The Cabinet is recommended to: (i) Approve the Draft Thames Road Masterplan SPD at Appendix 1 to the report for consultation; and (ii) Delegate authority to the Director of Inclusive Growth, in consultation with the Cabinet Member for Regeneration and Social Housing and the Chief Planner, Be First, to make any appropriate revisions to the SDP following consultation and approve the final version for adoption.	
Reason(s) Be First, on behalf of the Council, is creating a series of Masterplan SPDs for the <i>transformation areas</i> listed in Policy SPP2 of the Draft Local Plan. A timetable for the LB Barking and Dagenham to publish these SPDs is included in the recently updated Local	

Development Scheme, which indicates that the Thames Road Masterplan should be brought forward to public consultation no later than Q4 of 2020 to meet business requirements and be in place to provide material guidance for current and forthcoming major planning applications which are anticipate.

This masterplan SPD is required to provide guidance for developers on emerging Local Plan policies and ensure that future development of the area is delivered to meet local needs, including new housing, renewed industrial floorspace and supporting infrastructure.

1. Introduction and Background

- 1.1 Supplementary Planning Documents provide guidance on policies set out in a Local Plan, such as site-specific information, or specific matters such as Developer Contributions. They provide a material consideration in planning decisions and are pivotal in helping to shape development in specific areas.
- 1.2 LB of Barking and Dagenham's draft Local Plan outlines a target to build 50,000 new homes and create 20,000 new jobs over the next 20 years. The most significant levels of development within the borough are outlined to take place in designated transformation areas, with more in-depth development frameworks required for each of these areas to shape how these targets will be met and the appropriate supporting social infrastructure can be provided.
- 1.3 The Local Plan has been informed by the Barking and Dagenham Industrial Strategy (2020) which is a boroughwide analysis of industrial land and buildings to provide a coordinated Industrial Land Strategy for Barking and Dagenham. It highlights that there is a preponderance of old, inefficient industrial usages, some of which are derelict and obsolete and an undersupply of modern buildings and spaces. There is potential, therefore, for more efficient usage of land and the scope for newer, cleaner uses.
- 1.4 The River Road Employment area has been identified as having potential for renewal of the industrial stock and introduction of new residential uses. This forms part of the Thames Road transformation area outlined in Policy SPP2 of the new Draft Local Plan and this SPD creates a framework for the intensification of industrial capacity, in order to release land for residential and mixed-use developments. The Local Plan Site Allocation CI: Thames Road outlines the proposed usage to be 'a comprehensive mixed-use scheme including residential and commercial/community space and a new neighbourhood centre, with the potential to deliver up to 2,000 (net) new homes'.

2 Proposals and Issues

- 2.1 The Thames Road Masterplan SPD has been drafted to provide specific guidance on the future development of the land within the River Road Employment Area, outlined in section 2.3 below. The masterplan area primarily covers the industrial land to the south of the A13, along River Road and Thames Road, currently the site of a variety of industrial units and businesses and no existing residential uses. It is strategically positioned within this part of the borough, being surrounded by Barking Riverside to the southeast, Thames View Estate to the north and Barking Town

Centre to the Northwest, and close to the A13 and new rail links. It is bounded on the west and south edges by the rivers Roding and Thames, however, the river frontage is largely inaccessible apart from at Barking Creek Park.

- 2.2 The masterplan identifies the area, at present, dominated by low density inefficient industrial uses, with poor quality public realm and poor public transport connectivity. This environment also creates a physical and perceptual barrier between Barking Riverside and the residential areas to the south of Barking Town Centre. Additionally, the area is blighted by problems such as fly tipping and antisocial behaviour, creating an unappealing and poor standard of built environment. The area therefore offers real potential of being developed and improving a sense of connection to surrounding areas.
- 2.3 Therefore over the course of the Local Plan period, this masterplan seeks, through a process of creating seven individual zones, to intensify industrial uses in the 5 key zones around River Road and release land along Thames Road for one residential and supporting infrastructure, and one co-location (residential and clean light industrial) zone. This will increase the provision of residential accommodation, contributing to the housing targets cited in 1.2 whilst reducing severance at Barking Riverside.
- 2.4 The zoning of the masterplan area as discussed in 2.2., as well as an overview of the area which is the subject of the masterplan shown within the context of the wider borough are outlined on the maps below:

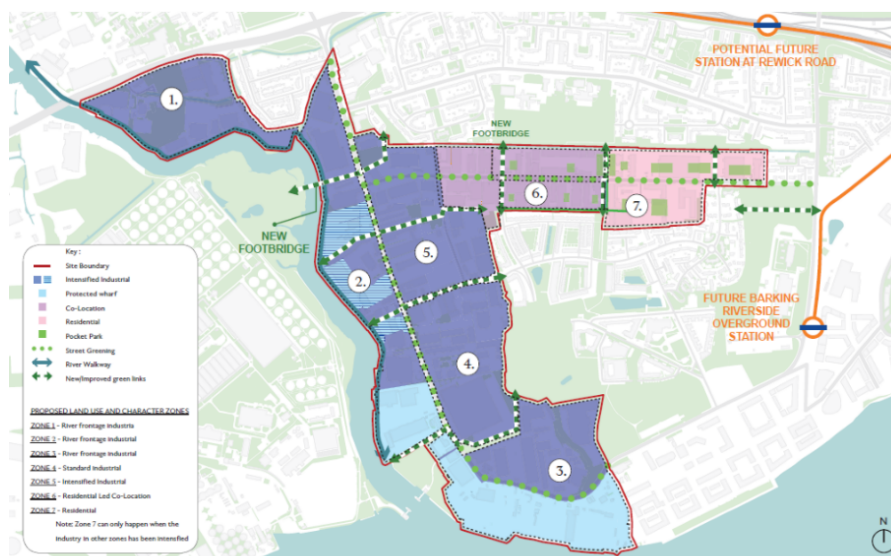


FIGURE 56: LAND USE AND CHARACTER AREAS PLAN

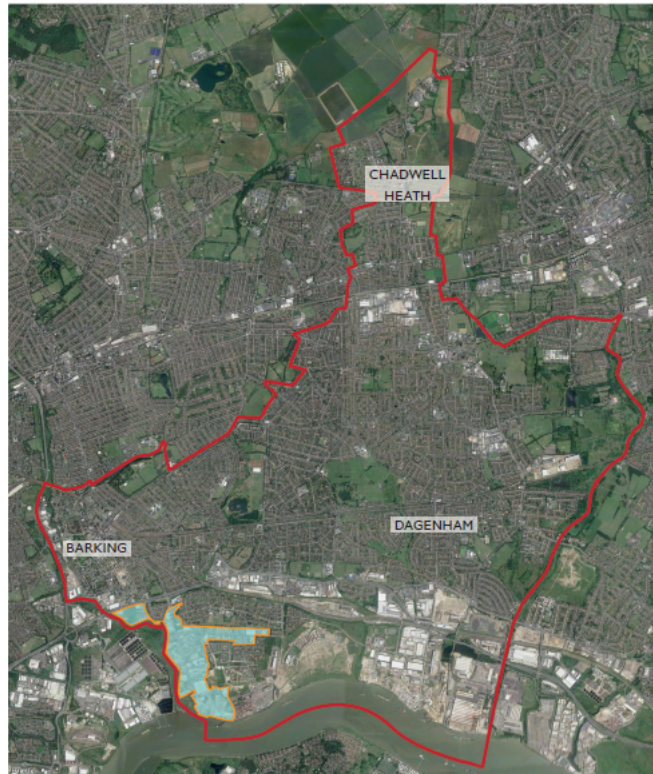




Figure 3: Barking and Dagenham Location Map

-  River Road Employment Area (Including the Kingsway Industrial Estate)
-  LBBD Boundary

Thames Road Masterplan SPD - Structure and content

2.5 A summary of the Thames Road Masterplan chapter content is below:

- **Chapter 1** – Provides a baseline analysis of the River Road Employment Area, outlining the history and context of the masterplan area and examination of factors such as transport, streetscape, green infrastructure, ecology, air quality and infrastructure
- **Chapter 2** – Outlines proposals for the River Road Employment Area, including principles of development, proposed land usage and character areas, industrial floorspace strategy and phasing and ecology and infrastructure
- **Chapter 3** – Outlines proposals for the Thames Road area in terms of intensification of industrial uses and release of industrial land for industrial/residential co-location and residential uses
- **Appendices** – Baseline reports on issues outlined in Chapter 1. Including studies on Transport, Ecology, Air Quality, Odour, Acoustics, Flood Risk, Commercial Property and Safeguarded Wharves.

2.6 The structure and content of the Thames Road Masterplan SPD has been informed by internal and external engagement with key stakeholders. An outline of the early engagement which has taken place to date is as follows, with a full schedule outlined in paragraph 4.4:

- Internal consultation and workshops with officers from across the Council.

- Barking Riverside. Presentation and informal feedback. Asked if we were relying on using their health and education facilities to serve our planned population. *July/August 2020*
- Ward members and all business addresses and landowners engaged within the masterplan area (c.650 addresses). Online information video and survey. 3 responses – 1 positive in support, 2 neutral/asking questions about proposals. *Throughout August 2020.*
- Briefing session and presentation on draft SPD with Inclusive Growth and other LBBD Departments (inc. Education, Air Quality, Parks and Green Space, Universal Lifecycle and Health) prior to consultation – *17th September 2020*

Supporting Evidence Base

2.7 The Thames Road Masterplan relies on a number of different studies and sources of evidence including:

- LB Barking and Dagenham Industrial Strategy (2020);
- Commercial Property Stage 1 Report – River Road Employment Area (Altus Group, 2020)
- Industrial Intensification report (2020)
- River Road/Thames Road – ecology technical report (2020)
- Safeguarded Wharves overview – Technical Note (WSP, 2020)
- Flood Risk overview report (WSP, 2020)
- Air Quality – Technical Note
- Odour Report (WSP, 2020)
- Acoustic Appraisal – River Road Employment Area (WSP, 2020)

These have been used to inform the baseline analysis in Chapter 1 of the report and outline the scope for industrial intensification and release of industrial land in Chapters 2 and 3. These documents are included in the appendices to the masterplan document.

2.8 The Sustainability Appraisal, which has already been undertaken, is a key evidence base document, which not only fulfils the statutory requirements for Sustainability Appraisal (SA) and Strategic Environmental Assessment Directive (SEA) 2001/42/EU and associated UK Regulations. An SEA is unlikely to be required where a supplementary planning document deals only with a small area at a local level (see [regulation 5\(6\) of the Environmental Assessment of Plans and Programmes Regulations 2004](#)) unless it is considered that there are likely to be significant environmental effects. A screening document has been created, which supports this conclusion.

Next Steps

2.9 Be First are seeking approval today for a public consultation on this draft masterplan, running from 1 December 2020 to 26 January 2021 (eight weeks), in line with the Council's Statement of Community Involvement (SCI) Refresh 2019 (updated in August 2020). All representations made in response to the public consultation on the draft Thames Road Masterplan SPD will be processed and subsequently considered by the Council prior to adopting the final version of the masterplan.

- 2.10 It is important that the timetable set out in the summary of this report, including the process for consultation as in Section 4 below, is met so that the new Thames Road can be published for consultation and used to guide forthcoming development and help secure community benefits.
- 2.11 Following the statutory consultation period, the Planning Policy Team will undertake a period of examination of the representations made and create a final draft of the Masterplan SPD. Final changes will be signed off by Director Inclusive Growth in consultation with Be First's Chief Planner. Subject to this approval, adoption will take place alongside the local plan

3 Options Appraisal

- 3.1 The options for consideration here were:
- Do not bring forward a Masterplan for this area.
 - Bring forward a Masterplan for this area, but at a later date
 - Bring forward the Draft Thames Road Masterplan SPD now
- 3.2 The first two options were not considered viable for a couple of reasons; firstly, more in-depth supplementary planning guidance is required to guide the future development of this area as outlined in the Draft Local Plan. The Council's recently refreshed Local Development Scheme, approved at Cabinet in September 2020, outlines the schedule for Masterplan SPDs to be brought forward to public consultation. The Thames Road Masterplan is listed to be brought forward to commence in Q4 2020, a target which can only be met through the current project plan timescales.

4 Proposals and Issues

- 4.1 The consultation on the draft Thames Road Masterplan SPD is anticipated to start on 1st December 2020 and run for eight weeks until 26th January 2021. The consultation period meets the statutory requirements and the standards set in the Statement of Community Involvement refresh (2020).
- 4.2 As with the draft Local Plan Regulation 19 consultation, due to the current closure of libraries and Council offices to the public, we will adopt alternative approaches to effectively engage with our communities by focusing on digital platforms. The Masterplan will be published on the Council's website and residents and stakeholders will be able to make comments on the document online, by email or by post. Representations will be examined and considered by Planning Officers prior to the draft to publish Thames Road Masterplan being created. We will also write to all landowners within the masterplan area.
- 4.3 Currently, there are no residents living within the masterplan area with whom engagement could take place.
- 4.4 Engagement during the early stage of the masterplan process was conducted by Be First, as outlined in 2.6 and a full schedule of engagement to date is as follows:
- Rob McNicol, GLA – 2 meetings (24th June and 28th September)
 - Frame Quality Review Panel (23rd July)
 - Barking Riverside (30th July)

- Environment Agency (June – August)
- Existing businesses and landowners (August 2020) – 3 responses only
- Thames Ward Members (August 2020)
- LBBD Education (18th August)
- Cllr Rodwell and Cllr Geddes (9th September)
- NHS Group and portfolio holder Cllr Worby (15th September)
- LBBD Inclusive Growth and relevant Borough Officers (17th September)

4.5 Monthly meetings with Inclusive Growth and borough officers are scheduled to take place on the Masterplan Programme following the success of the 17th September meeting.

4.6 The proposals in this report were presented to the Corporate Strategy Group in their meeting on Thursday 15th October, who considered and endorsed these recommendations.

5 Delivery

5.1 Delivery of the development outlined in the masterplan SPD will take place across the next 30 years. In the first 10 years, development will be largely public sector driven, through Be First bringing forward allocated Council-owned sites for development, such as 12 Thames Road (5000m² GEA and up to 185 new homes) and the former Remploy site (intensification to create 12,308m² GEA of condensed industrial and commercial floorspace), along with some private sector development at 7 Thames Road, through Inland Homes.

5.2 It is considered that these projects will set the benchmark for the type and scale of development that Be First and LB Barking and Dagenham have outlined for the masterplan area, by demonstrating the scope for successful industrial intensification, increased job density and delivery of residential/colocation usages. The intention is that successful delivery of these schemes will create an increase in market confidence, encouraging increased levels of private sector investment in the area to unlock and deliver the required development in the subsequent 10-20 year period.

6. Financial Implications

Implications completed by: Katherine Heffernan, Head of Service Finance

6.1 This report concerns the draft masterplan for Thames Road Area. This will provide supplementary planning guidance and a framework for the development of the area. There will be a public consultation which will be carried out using existing resources within the Council and Be First. As such there are no direct financial implications arising from this report.

7. Legal implications

Implications completed by: Dr Paul Feild, Senior Governance Lawyer

7.1 In September 2020 the Cabinet gave approval for the London Borough of Barking and Dagenham Draft Local Plan 2037 and it has now been published for

consultation under Regulation 19 of the Town and Country Planning Regulations (2012) (as amended).

- 7.2 The document to which this report pertains is a Supplementary Planning Document which fits into the Council's Draft Local Plan. It is a master plan which serves the purpose to set out additional planning guidance. To carry weight the document must be based on a sound evidence base and be consistent with the Local Plan, the Council's Strategic Vision and Policies and be subject to a statutory consultation period when observations and comment will be received and duly considered.
- 7.3 As with the current draft Local Plan consultation, this consultation will be subject to the temporary changes to consultation brought by the Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 which amend the key regulations on the process (being the Town and Country Planning (Local Planning) (England) Regulations 2012). This so provides that a document will be taken to be made available by a local planning authority under the 2012 Regulations when it is published on the authority's website. The modification removes the requirement on a local planning authority to make the document available for public inspection at the authority's principal office and at such other places as the authority considers appropriate. This measure continues until 31 December 2020, whereupon the 2012 Regulations are restored. Realistically it is likely that these measures will be extended. extension can be anticipated.

8 Other implications

- 8.1 **Contractual issues** – This SPD is required to provide supplementary planning guidance to the emerging Barking and Dagenham Local Plan 2037. It is outlined in the draft Local Plan that masterplan SPDs are required for the Thames Road and River Road transformation areas, "to provide further details and policy guidance...to support design and expedite delivery" of development in this area, in order to meet the targets outlined in the site allocations.
- 8.2 **Corporate Policy and Equality Impact** – The Planning Policy team has undertaken a full Equality Impact Assessment (EqIA) as part of the new Local Plan Regulation 19 document, which this document supplements. The Council's Policy and Participation Officer has advised that a further assessment is not required for this SPD due to its supplementary status outside of the Development Plan, but separate EqIA may be required for individual schemes when brought forward in future.

Public Background Papers Used in the Preparation of the Report:

- [London Borough of Barking and Dagenham draft Local Plan 2037 \(Regulation 19 draft\)](#)
- [LBBD Industrial Land Strategy](#) (Porter PE, 2020)

List of appendices:

- **Appendix 1** - Draft Thames Road Masterplan SPD