

Barking and Dagenham Council Planning Committee Addendum report		Date: 27 th November 2020
Application No:	20/01675/FULL	Ward: Gascoigne
Address:	Gascoigne Estate West Phase 2, IG11	
Development:	Demolition of all existing buildings and structures; and, construction of buildings ranging from 3 to 20 storeys, to provide 386 residential units (Class C3), flexible ancillary 'residents hub' (Class D1, A1, A3, B1) (202 sqm GEA), associated means of access, ancillary plant, servicing, car parking, landscape and associated works. This application is affecting the setting of a conservation area, a grade 2 listed building and an ancient monument.	
Applicant:	London Borough of Barking and Dagenham	
Summary:		
ADDENDUM		
Following the publication of the committee report, an update is required to the heads of terms in relation to offsite play space contributions and affordable housing. Further clarity is also provided in response to officer format errors in the report for the avoidance of any doubt. The updates are included below:		
Affordable Housing		
<input type="checkbox"/> Plot 6A <ul style="list-style-type: none"> o Block 01 – 90 Units – <u>Affordable Rent</u> o Town Houses – 11 Units – <u>London Affordable Rent</u> 		
<input type="checkbox"/> Plot 6B: <ul style="list-style-type: none"> o Block 3 – 32 Units – <u>Affordable Rent</u> o Block 4 – 60 Units – <u>Target Rent</u> o Block 4 – 15 Units – <u>London Affordable Rent</u> o Town Houses – 7 Units – <u>London Affordable Rent</u> 		
<input type="checkbox"/> Plot 7 <ul style="list-style-type: none"> o Town Houses – 13 Units – <u>London Affordable Rent</u> 		
Play Space Contribution		
<ul style="list-style-type: none"> • A sum of £50,000 to be paid prior to commencement of development and to go towards children's play space off site within a one-mile radius of any part of the Gascoigne Estate. 		
Omit Paragraph 1.2 in the published report and replaced with:		

Paragraph 1.2 - The London Plan - The Spatial Development Strategy for London (GLA, consolidated with alterations since 2011 and published March 2016) (LP) Policy 3.3 which outlines that there is a pressing need for more homes in London to meet need, allocating a strategic target of 12,355 homes in the London Borough of Barking and Dagenham between 2015 and 2025. Policies 3.5 and 3.8 also require that a genuine choice of new homes should be supported which are of the highest quality and of varying sizes and tenures in accordance with Local Development Frameworks. Residential developments should enhance the quality of local places and take account of the physical context, character, density, tenure and mix of the neighbouring environment and incorporate as a minimum the space standards outlined within table 3.3 and the more detailed requirements as outlined within the London Housing Supplementary Planning Guidance (SPG, GLA March 2016). Draft London Plan: The Spatial Development Strategy for Greater London (intend to publish version December 2019) (Draft London Plan) aims to deliver 'good growth', while significantly increasing housing delivery within its boundaries, with a renewed focus on delivery of affordable housing.

Officer comment: The above paragraph has been updated, the initial wording was submitted as a formatting error in respect of the housing delivery.

Recommendation:

1. The Officer recommendation remains unchanged.

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