

Barking and Dagenham Council Planning Committee		Date: 16 th February 2021
Application No:	20/02298/FUL	Ward: Thames
Reason for Referral to Planning Committee as set out in Part 2, Chapter 9 of the Council Constitution	The application is a strategic development which is of a scale and importance that should be determined at Planning Committee.	
Address:	Unit A, Creek Road , Barking, IG11 0JW	
Development:	Construction of building comprising 4 storeys (including part ground mezzanine) to provide up to 11,362 sqm (GIA) of new flexible industrial floorspace (Class E(industrial and research development processes), Class B2, and B8 use): car parking; landscaping; plant and, associated works.	
Applicant:	London Borough of Barking and Dagenham	
<p>Summary:</p> <p>ADDENDUM Following the publication of the committee report, the applicant has sought to reword Heads of Terms (HoT) 10 with regards to making the Employment and Skills obligation more deliverable. This has in turn resulted in no longer requiring a separate monitoring HoT and hence HoT 11 has been removed. The additional monitoring requirements has resulted in an increase of monitoring fees by £4500 and this change has been captured in a revision of HoT 2 as follows:</p> <p>Head of Terms</p> <p>2. Pay the Council's reasonable fees in monitoring and implementing the Section 106, payable on completion of the deed at a cost of £9,000.00 (of which £4500 is to monitor the employment and skills obligations).</p> <p>10. Six months prior to the first use of the completed units for a commercial or industrial use, the applicant shall submit an end-user phase employment plan which will be prepared in accordance with the details below to demonstrate that reasonable endeavours will be undertaken to ensure that:</p> <p>For Jobs created through the building management contract</p> <ul style="list-style-type: none"> • 50% of jobs created to be filled by Barking and Dagenham residents by year 3 • 75 % of jobs created to be filled by Barking and Dagenham residents by year 6 <p>For Jobs created within the approved scheme (individual businesses leasing the units.</p> <ul style="list-style-type: none"> • 25% of jobs created to be filled by Barking and Dagenham residents by year 5 • 50 % of jobs created to be filled by Barking and Dagenham residents by year 10 		

The applicant should demonstrate reasonable endeavours to achieve, and if possible, exceed the target, working together with council services. Should the targets not be met, a detailed explanation and action plan is to be produced to the Council for approval, working with the Council's Inclusive Growth team. The council reserve the final decision power whether to accept or not.

The end-user phase employment plan will:

- Seek an expectation that end-user occupiers/companies commit to ensure that all vacancies are advertised through the council's job brokerage service and or local recruitment agencies, with notification of job vacancies exclusively available to residents for a minimum of 10 days before being advertised more widely;
- Provide a skills forecast for the development and highlight any shortages to the council's job employment and skills team;
- Seek an expectation that end-user occupiers/companies commit to best-in-class employment standards including payment of the London Living Wage

Contact Officer

Grace Liu

Title:

Principal Development
Management Officer

Contact Details:

Tel: 020 8227 2273

E-mail:

grace.liu@befirst.london