

***Redevelopment of the
University of East London Site,
Longbridge Road Campus***

Draft Planning Brief, September 2005

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1. INTRODUCTION

Purpose of the Brief

- 1.1. The Longbridge Road Campus of the University of East London (UEL) is scheduled for closure in 2006. The London Borough of Barking and Dagenham Council have prepared this planning brief to:
- Influence the landuse, design and form of development to respond to the attributes of the locally important area;
 - Ensure the redevelopment contributes to the strategic needs of the Borough, particularly affordable housing, sport and recreation and education needs; and
 - Provide a framework for the consideration of proposals for the re-use and/or redevelopment of this site, in advance of the preparation of the Local Development Framework (LDF).

Status of the Brief and Statutory Weighting

- 1.2 This Brief is intended to give the local communities and prospective applicants an early indication of the Council's priorities for the future redevelopment of the site. It is not intended to be a statutory planning document at this stage. The Brief will, however, form part of the LDF's baseline information and as such, will be taken into account when preparing LDF policies.
- 1.3 The Council has proposed this Planning Brief to reflect the published London Plan and most recent Government policy. The Planning Brief will be subject to consultation and once finalised will be treated as a material consideration in determination of planning applications.

Background

Rationalisation of Campuses


- 1.4. The UEL has decided to consolidate its campuses between Docklands and Stratford. The resultant closure of the Longbridge Road Campus is due to:
- financial constraints;
 - increasing competitiveness of the higher education sector;
 - floorspace capacity;
 - ageing facilities; and
 - a lower level of accessibility compared to Stratford and Docklands.

UEL's continuing contribution to education in the Borough

- 1.5 The UEL is a major partner in the development of the Life Long Learning Centre in Barking Town Centre. The Centre is a new initiative with the objective facilitating access to higher education for members of the local

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community in Barking and Dagenham, and increase the options for local residents to further their education. The facility proposed, will be a purpose-built, cutting edge facility that will be the only one of its kind in the UK currently.



2. DEVELOPMENT AREA

Location

2.1 The UEL Longbridge Road Campus ("the UEL Site") covers an area of 9.58 hectares, approximately 2.5 kms to the north east of Barking Town Centre on the south side of Longbridge Road (A124). Longbridge Road forms the north and western boundaries of the site and Lodge Avenue, the eastern boundary. To the south, Mayesbrook Park abuts the site. A metal fence with adjacent planting separates the student car parks on the southern side of the site from the open area of the park. The site immediately adjoins Longbridge Road apart from in the north west corner, where it adjoins the shopping parade at the junction with Lodge Avenue. This parade of shops with residential flats above also continues at the northern end of Lodge Avenue, adjacent to the site. Aside from these flats, the nearest existing residential properties are the flats on Waterside Close and the inter-war properties located on the north side of Longbridge Road opposite the campus.

Access

2.2 The site has three major entry and exit points, two being on either side of the main building and the other via the halls of residence to the west of the site along Longbridge Road. Within the site, movement of vehicles occurs at particular times of the day, with much of the movement occurring around 9am and 5pm. Full details of existing traffic, public transport, access and parking conditions are contained in the Symonds Transport Assessment attached at Appendix 1.

2.3 The site has an overall public transport accessibility level of 2 with relatively good bus connections with easy access to Barking Town Centre, Romford and Ilford. All have main line railway stations and Barking Town Centre provides rail services connecting to Fenchurch Street Station to Southend and Shoeburyness and Underground services on the District and Hammersmith and City lines. The nearest public transport rail link in the area is Upney Tube station. There are four bus routes within 500m of the site, including:

- Route 387: Connects the site to Barking station in the south west and Goodmayes Station in the north (at 15 minute intervals).
- Route 145: Connects the site to Becontree Station and on to Dagenham in the south and Ilford and Leytonstone in the north (at 10 minute intervals).
- Route 87: Connects the site to Barking Station in the south west and Romford in the north east (at 10 minute intervals).
- Route 5: Connects the site to Barking Station and on to Canning Town (at 8 minute intervals).

Local Services

- 2.4 A full range of local shops, services and community facilities are located in Barking Town Centre. Also, overland train and London Underground links to central London and destinations eastward are available from Barking station. The nearest supermarkets for convenience shopping are located at the junction of Goodmayes Road and High Road (Seven Kings) to the north approximately 1 km from the site. The parade of shops at the corner of Longbridge Road and Lodge Avenue is identified as a local centre in the adopted UDP. Local centres are seen as a key part of the retail hierarchy and large scale retail proposals which would have a detrimental impact upon the vitality and viability of local centres are likely to be resisted.

Education Facilities

- 2.5 The nearest schools are the Dorothy Barley Junior School, located on Ivinghoe Road for primary school and Barking Abbey, on Sandringham Road for secondary education.

Community Facilities

- 2.6 Within the Becontree Estate there are many sites dedicated to community uses (schools, youth clubs, churches and sports facilities). Library facilities are provided in Valence Local Library on Becontree Avenue and within the Barking Town Centre. The site is well served by primary public open space to the north and south of the site.

Existing Buildings

- 2.7 The UEL site is made up of 12 key buildings set amongst carparking and green areas. The buildings comprise a mix of ages, sizes, architectural styles and materials. Most buildings are 1 and 2 storeys in height, brick, and constructed between the 1930s and 1950s. There are also some larger, more modern educational facilities including the computer science/library block and the theatre. The most recent buildings on the site are the halls of residence at the western end of the campus. These blocks, of which there are three, are 4 storeys in height, brick built with tiled roofs. Car parking spaces are provided in close proximity to these residential blocks.

Buildings Worthy of Retention

- 2.8 The site comprises of a number of buildings that could potentially be retained and reused. The main building is recognised as a local landmark of the area but is not statutorily listed. Although locally listed and built in the 1930s, the building is considered socially and historically important to the Borough. The building is 3 storey, of brick and ashlar construction with a pitched, tiled roof and presents an imposing façade to Longbridge Road. The architectural detailing and

imposing scale make this a commendable example of 1930s civic architecture. This building is arranged over three main floors which incorporate lecture facilities and administrative offices, and the main examination hall for the campus. The building comprises a main block and projecting east and west wings which extend back from the road.

- 2.9 Longbridge Road's wide boulevard street possess a certain civic quality in its character and enhances the importance and presence of the building. Council wishes that the whole building (or at least the façade) be retained and reused for residential or other purposes and proposals should demonstrate why only the façade could be retain.
- 2.10 The halls of residence blocks are relatively new and of a sufficient quality to merit consideration of their retention. The retention and conversion to alternative uses will depend upon master planning considerations and viability issues.

Trees

- 2.11 The campus benefits from a number of large mature trees both in small groups within the site and along the frontage with Longbridge Road to the north and along the boundary with Mayesbrook Park to the south. The amenity value of these trees is recognised by their status under the Tree Preservation Order ref TPO/2/94, from 1994, which includes 49 individual trees. Proposals for landscaping associated with the redevelopment of the site must take account of existing protected trees on the site.



3. PLANNING POLICY

National Policy

3.1 General principles relating to new development and redevelopment of urban sites, like the UEL site, are contained in the Planning Policy Guidance (PPG) notes and Planning Policy Statements (PPS) published by the Office of the Deputy Prime Minister. This guidance may also be material to decisions on individual planning applications and appeals. Of particular relevance to this site will be:

- PPS 1: Delivering Sustainable Development
- PPG 3: *Housing* and updates
- PPS 6: *Planning For Town Centres*
- PPG 13: *Transport*
- PPG 17: *Planning for Open Space, Sport and Recreation*
- PPS 22: Renewable Energy

The London Plan

3.2 The London Plan, adopted in February 2004, provides the strategic context within which all significant development proposals should be considered. Given the scale of the Longbridge Road Campus site, it is important to consider proposals for redevelopment within the wider area of Barking and Dagenham and the East London Sub Region within which this site is located. Refer to Appendix 2 for London Plan policies applicable to the UEL site. These policies and their application to the UEL site are outlined in Appendix 2.


Barking & Dagenham Unitary Development Plan 1995

3.3 The relevant policy document at the local level is the London Borough of Barking & Dagenham Unitary Development Plan (UDP) 1995. The Council is commencing the review and replacement of its adopted UDP in anticipation of the new *Planning and Compulsory Purchase Act* which will incorporate the regeneration efforts in the Borough and reflect new government policies and the London Plan. The new development plan will be replaced with a Local Development Framework and with this development brief anticipated to become a Supplementary Planning Document.

3.4 The UDP Proposals Map does not apply any site specific designation on the UEL site. In close proximity to the site, the parade of shops at the corner of Longbridge Road and Lodge Avenue are identified as a retail frontage. There are also protected designations which cover Mayesbrook Park to the south of the site as Protected Open Space and Metropolitan Open Land. The southern portion of the park is identified as a Nature Conservation Area and the river course, which runs along the western perimeter of the park until it is culverted under Longbridge

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Road, is also identified as a Wildlife Corridor. The park is also identified as forming part of a "Green Chain".

- 3.5 For relevant policies relating to the redevelopment of the site, refer to the Development Guidance and Appendix 1.
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4. DEVELOPMENT OBJECTIVES

Key Objectives for the redevelopment of the UEL Site

4.1 The following objectives are required to be addressed in applications to Council.

- To preserve and reuse the main building which is the original technical college building.
- To create a high quality residential development with a distinctive character that establishes a new identity for the site based on contemporary designs.
- To provide a flagship development of sustainable design and innovation, addressing sustainability issues through higher densities and the promotion of energy conservation, renewable energy, waste minimisation and water conservation measures, ensuring that all new built properties achieve the Eco Homes Excellent Rating.
- To ensure no real loss of community facilities or uses and that the impacts of the redevelopment are addressed.
- To ensure that local residents, businesses and other interested parties are involved in planning the future redevelopment of this important site. Effective consultation with local people is essential to the site's future success within the community.

5. LAND USE GUIDANCE

Preferred Uses

- 5.1 Given the policy background outlined in previous sections and the character of the site and surrounding area it is considered that residential use is appropriate.
- 5.2 Other compatible uses to residential development would also be considered, particularly :
- site for GP surgery or community facility;
 - site for primary school; or
 - site for recreational / leisure and sport facilities.


Health/ Community Facility Uses

- 5.3 The Council considers the UEL site to be an appropriate location for a new health or community facility. The use is compatible to the predominately residential nature and applicants are encouraged to consider incorporating it into their proposals. A Health Impact Assessment and an Equalities Impact Assessment are likely to be required to assess the need for further facilities/services as a consequence of the proposals.

Leisure/ Sport and Recreation Uses

- 5.4 The UEL site provides access to the public for a number of sport and recreational activities. The swimming pool is particularly acknowledged as it provides access to special needs groups within the Borough.
- 5.5 With the increased focus on encouraging health and activity, Council does not wish to lose such a valuable facility, particularly with the programmed long-term closure of the Dagenham Pool for maintenance and improvement as this will place increased pressure on all other pools in the Borough.
- 5.6 Relevant to this is Policy G75 of the adopted UDP which states that Council will not normally grant permission for development which results in the loss of an existing leisure or recreational site of building unless the facility is incorporated or replaced within the new development or the facility is relocated to a more appropriate building or to a location which improves its accessibility to potential user.
- 5.7 A recent study undertaken by Council determined that the priority for the Borough should be improving the quality of existing facilities through refurbishment or rebuilding, rather than the provision of additional pools. Having regard to the age and quality of the existing UEL swimming pool, Council considers it reasonable that applicants provide section 106 contributions towards improvements to other swimming pools in the Borough instead of the pools replacement.

Education Uses

- 5.8 Policy C14 states that Council does not normally grant permission to change of uses of existing educational sites unless the overall educational needs of the future population of the Borough are such as to make it possible to discontinue the existing education use and release the site and/or there is adequate alternative provision to meet future and existing needs for pre-school and adult education facilities and premises in the Borough.
- 5.9 As stated in introduction of this planning brief, the UEL have contributed to the Lifelong Learning Centre that will be established in Barking Town Centre. However, redevelopment of the site for predominantly residential purposes will place significant pressures on existing primary and secondary education facilities in the Borough. Taking into consideration the present capacity of the Borough's schools and the level of new housing from the UEL site, a new school can be easily justified.
- 5.10 The Council considers the UEL site as an excellent opportunity to provide a future school site and expects proposals to designate approximately 2 hectares as a future school site. Financial contributions, through Section 106 of the *Town and Country Planning Act 1990* will also be sought to address the short-term impacts of the development for education provision needs.
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6. DEVELOPMENT GUIDANCE

Retention of Buildings

- 6.1 At a minimum, Council expects the main building's facade to be retained. The retention and reuse of the student accommodation is also encouraged.

Density of Development

- 6.2 Development should seek to make the most efficient use of the Longbridge Road Campus site. Proposals for redevelopment should seek to maximise density. Density will be determined through achieving a balance of planning objectives. Table 4B.1 of the London Plan sets out the recommended density targets to achieve in accordance with access to public transport. The subject site is within 15-25 minute bus journey to the town centre and Barking Station, the major transport interchange. The Public Transport Accessibility Level (PTAL) rating for the site is approximately PTAL 2 which prescribes densities be between approximately 200-250 habitable rooms per hectare and 50-80 units per hectare with less than 1.5 - 1 car space per unit. However, depending on the overall quality and sustainability of the proposal, a higher density level may be justifiable.

Housing Mix

- 6.3 Policy H8 of the UDP states that on sites over 0.4ha Council will seek to promote a mix of dwelling sizes and types. Based on Council's housing objectives and needs, the mix most appropriate for this site is as follows:

- 1 bed 15-20 %
- 2 bed 30-35%
- 3 bed 30-35%
- 4+ bed 15-20%

- 6.4 The Council will seek to ensure 3 and 4 bedroom dwellings are at lower levels and ground floor, to provide for family living arrangements and easy access to open space .

Affordable Housing

- 6.5 The published London Plan has set the strategic target of 50% of all new dwellings to be affordable with a 70/30 split on social-rented housing and intermediate housing for London.
- 6.6 Applicants should demonstrate the appropriate level of affordable housing that will be negotiated with the Council and secured in perpetuity. On this site, it is considered that a level of 35% affordable housing would be acceptable though as this could be viewed as

contrary to the London Plan targets, the Mayor's view on this will be important. The Council wishes to see proposals for affordable housing to be based on a split of 50% social-rented and 50% low cost home ownership/intermediate housing as this would more closely meet the Council's longer term objective of greater diversification of tenure in the Borough.

- 6.7 In estimating provision from private residential or mixed use development, applicants need to demonstrate the economic viability and the most effective use of private and public investment, including financial contributions. The development control toolkit developed by the Three Dragons is one mechanism the London Plan recommends.
- 6.8 The Council would expect affordable housing to be provided in partnership with one of the Council's preferred housing association partners, to be agreed with the Council. The provision of low-cost home ownership and intermediate rented housing for key workers will also be considered as part of affordable housing provision.

Internal Space

- 6.9 UDP Policy H16 defines the internal space standards to which residential properties are expected to conform. These are *minimum* standards for living space. The standards for total *habitable floor area* are as follows:
- One bed flats or houses 28.5 sq m
 - Two bed flats or houses 40 sq m
 - Three bed flats or houses 49 sq m
- 6.10 In addition to and in accordance with Council's Housing Strategy and the London Plan, all dwellings are to be built with Lifetime Homes Standards.

Private Amenity Space


- 6.11 Policy H15 sets out the amenity spaces for new residential development. Variation to these standards may be considered to reflect emerging Government advice on making best use of brownfield sites, particularly those with good public transport accessibility. In order to achieve this objective the setting of the redevelopment must change from suburban to an urban setting and Council accepts that these standards may not always be possible. Effort to meet the criteria must nonetheless be demonstrated and detailed evidence presented. It will be a requirement in these circumstances that all flats to have access to balconies, terraces or gardens of useable dimensions.

Designing Out Crime

- 6.12 Policy DE6 requires new developments to be designed to enhance security and safety in the environment. Proposals should demonstrate

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consideration to community safety and reducing crime through the design of buildings and the environment. Care taken at an early stage in environmental and building design helps in creating areas that are safe and feel safe. DTLR Circular 5/1994: *Planning Out Crime* offers advice on planning considerations relating to crime prevention.



7. ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

7.1 The Council anticipates the UEL redevelopment to become a flagship opportunity in terms of sustainable design and environmental innovation. The Council expects new development to incorporate best practice environmental sustainable design and construction methods consistent with national planning policy guidance and the London Plan.

Sustainability Statement

7.2 Environmental sustainability is at the core of the regeneration of this site. Any application will therefore need to be accompanied by a Sustainability Statement. This Statement must address the following sub-headings including energy, water, nature, waste and construction materials.

Energy Efficiency and Renewable Energy

7.3 New major development should:

- Provide an assessment of the energy demand and demonstrate the steps taken to apply the Mayor's energy hierarchy; and
- Where feasible, demonstrate how the development will generate 10 percent of the site's electricity or heating needs from renewables.

Water Conservation and Flood Defence

7.4 The Council would like applicants to demonstrate how their proposal conserves the use water. New development should:

- use of water-saving devices where possible including low and dual flush toilets and spray taps.
- where possible, the use of porous materials to remove standing water and reduce flash flooding in hard standing areas.
- Incorporate Sustainable Drainage Systems to reduce surface run-off and flood risk and/or contaminated land.

Nature Conservation and Biodiversity

7.5 New development of all uses should:

- Incorporate features that are beneficial to biodiversity and geological within the design of buildings such as green walls and/or green/brown roofs (see Green Roof Guidance for further information).
- Demonstrate how the development will protect and enhance biodiversity and local priority habitats and species through high quality landscaping (see Local Biodiversity Plan for key species and habitat information).
- Where adjoining existing green corridors and green chains provide with tree planting and landscaping treatments that serve to link the green spaces (see Parks and Green Spaces Strategy).

Waste Minimisation and Recycling

- 7.6 New development should:
- Demonstrate minimisation of waste generation during demolition and construction by the reuse and recycling of existing buildings and materials.
 - Provide both internal and external recycling storage facilities so that every unit and user can recycle waste.

Sustainable Construction Materials

- 7.7 New development should demonstrate how the proposal will use modern methods of construction and sustainable materials. Applications should provide evidence that materials used were procured locally, reclaimed, recycled and/or have a low lifecycle environmental and toxicity impact.

Ecohomes

- 7.8 All new residential units on the site will be required to achieve the BRE Ecohomes "Excellent" Rating. Applicants are required to provide a Sustainability Statement demonstrating how they meet the standards.


Energy Efficiency

- 7.9 Although renewable energy generation is a part of BREEAM in accordance with Policy DE9 of the UDP and the London Plan, the Council expects applicants to provide additional environmental benefits to the development. Due to the sites large south facing boundary, there is ideal opportunity to use high levels of passive solar gain and also solar power generation to serve the site. This southern link with Maysebrook Park would also create opportunities for mini-wind power generation. The Council would like to see that this site uses these physical enhancements to their maximum the environmental benefits. The Council will assist applicants in sourcing funding streams to support this issue.

Biodiversity

- 7.10 The UEL site is presently biodiversity poor, yet the Green Chain and MOL status of the surrounding land provides opportunity to exploit the redevelopment of the site to improve and enhance the biodiversity. The London Plan and Council's draft Biodiversity Strategy support this and the Council will expect applicants to demonstrate improvements to the existing biodiversity of the site and adjacent MOL land. Issues such a bat boxes, green roofs and native plant species will create links to the adjoining park landscape.

Landscaping

- 7.11 Applicants are required to formulate a Landscape Strategy which specifically addresses:
- the relationship between the site and the adjacent public open space/MOL and the biodiversity improvement needs of the site; and
 - the retention of the main building and the formal setting fronting Longbridge Road.
- 7.12 The Council would encourage proposals to include a soft interface between the park and the UEL site, linking the biodiversity improvements to the Mayes Brook.
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8. URBAN DESIGN

8.1 An Urban Design Study was undertaken concurrently with the preparation of this Planning Brief the Council expects the following objectives are derived from this report to be addressed as part of any application. This should be submitted in the form of an Urban Design Statement.

8.2 General Objectives

- To provide formal gardens and landscape areas within the site, which respect the outlook and setting of the main building in keeping with the buildings in the landscape concept.
- To reinforce and extend the central axis created by the main building, in the layout of the proposed buildings.
- To create a significant landmark building/ buildings towards Mayesbrook Park, which take advantage of the long views of the site and create a continuous vista down the length of the green space.
- To respond and reinforce the fact that the site has a strategic location within a landscape corridor and is at a crossing point through that green corridor.
- To preserve the views within and around the site, of the Main Building.
- To provide open spaces within the site that work to enhance the outlook and setting of as many buildings as possible with the development.
- To protect and preserve the existing mature trees on the site from development, ensuring that the site layout allows sufficient space for the future spread of the tree's roots and crown.


8.3 Movement Objectives

- To retain the existing exist and entry points into the site
- To ensure a level of separation between the vehicular and pedestrian movement, where possible
- If possible, to provide a level of permeability within the site, that allows for a pedestrian route through the site, creating a continuous link between the Mayesbrook and Goodmayes Park and neighbouring streets.
- Parking on the site to be limited to an adequate and appropriate level. To ensure that parking is secure but concealed and that it does not hinder or encroach upon the amenity spaces on site. In such a case, undercroft parking could be a possible option.
- Secure, convenient and all weather cycle storage to be provided throughout the site.
- The Council would seek planning conditions to ensure that roads are built to adoptable standards.

8.4 Highway design Objectives

- Highway layout to be safe and convenient with priority to pedestrians and cyclists.
- Parking areas should be attractive, easily and accessible and safe to use.
- Spaces within the layout should be designed to accommodate service vehicles while minimising land take and visual intrusion.
- Possibilities should be explored of overlapping a wide range of uses with the safety and cyclist taking priority.

8.5 Built Form Objectives

- The detailed design should promote distinctiveness, while enhancing the identity for the site as a landmark for the local area, based on its strategic location.
 - Where possible, the proposed scheme design should work with the existing road layout.
 - There should be clear and well detailed distinctions between public, semi-private and private spaces.
 - Ensure that the proposed built form respects the axis and symmetry created by the Main Building
 - Detailed design and location of windows and doors to private and communal spaces should be carefully considered to ensure that all building frontages contributes to the activity to the street and contribute to natural surveillance.
 - Privacy and avoiding overlooking should be prime considerations in the layout and the buildings and spaces around them, and in relation to the surrounding environment.
 - Enhance the frontage onto Longbridge Road.
 - Built form should take advantage of the views down Mayesbrook Park.
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9. OTHER MATTERS

Planning Obligations

- 9.1 All proposals will be expected to identify impacts, benefits and mitigation measures arising from the scheme. It is expected that the Council will secure benefit, control or mitigation through the use of a Section 106 Agreement (Town and Country Planning Act 1990).
- 9.2 The following items are indicative and it is anticipated that this list may change during detailed negotiations and consultation on the proposed scheme:
- Affordable housing and key worker housing.
 - Contribution for improvements to public open space.
 - The provision of on-site land for an educational facility.
 - Financial contribution for education provision.
 - Provision of on-site land for recreational facilities or contributions towards improvement to off-site recreational facilities.
 - Contributions to increase the capacity of public transport and ensure its accessibility from the site.
 - Contribution for ongoing maintenance of public open spaces and landscaping.

Environmental Impact Assessment

- 9.3 Given the size of the site and the potential scale of development, the Council considers that it is likely that an environmental impact assessment (EIA) will be necessary. Prior to the submission of a planning application, if an EIA is required the Council will provide a scoping opinion setting out what information needs to be included in the environmental statement in accordance with the *Town and Country Planning Act 1990; The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 and the DETR Circular 02/99, Environmental Impact Assessment.*

Material to support a planning application

- 9.4 In support of a planning application, the Council will require the submission of the following studies:
- Environmental Impact Assessment;
 - Urban Design Statement;
 - Landscape Strategy;
 - Planning Policy Statement;
 - Transport Impact Assessment;
 - Inclusive (access) Statement; and
 - Sustainability Statement.
 - Equalities Impact Assessment
 - Health Impact Assessment