

Planning Committee

London Thames Gateway Development Corporation

Barking & Dagenham - Site Allocations - Issues and Options - Development Plan Document (DPD)

Report of the Director of Planning

1. Purpose of this report

- 1.1 The London Borough of Barking & Dagenham is currently consulting on two important planning documents. These are the Barking Town Centre Action Area Plan (**AAP**) and the Site Allocations DPD. This report deals with the Site Allocations DPD. The Barking Town Centre AAP is dealt with in a separate report on this agenda.
- 1.2 The Site Allocations DPD provides a suggested schedule of sites and allocates potential land uses to them for the entire borough. This report considers sites within the LTGDC area, summarises any issues arising and comments on allocations that are relevant to the LTGDC. The report also provides comment on the Council's early proposals for a Community Benefits Supplementary Planning Document (**SPD**).
- 1.3 LTGDC Planning Committee has responsibility for considering policy documents and formally providing comments. Any feedback from Committee members arising from this report regarding the draft DPD will be incorporated into the formal response of the Development Corporation.

2. Background

- 2.1 The Site Allocations DPD is out to public consultation, which runs from Monday 30 June to Monday 11 August 2008. The Council have agreed that LTGDC comments can be received after the formal end of the consultation period to fit in with our committee cycle.
- 2.2 The DPD is available to review on the following link:

<http://www.barking-dagenham.gov.uk/8-leisure-envir/planning/local-dev-framework/news.html>
- 2.3 A schedule of relevant sites within the LTGDC boundary is included in this report and plans of the particular sites are available to the committee. Comments on the sites seek to ensure that the eventual preferred

allocations match the land use proposals of the Development Corporation and therefore will facilitate the regeneration objectives of the LTGDC.

2.4 Some of the major projects in this area over the coming years are likely to be:

- The development of Barking Riverside with 10,000 homes and associated commercial development.
- The development of South Dagenham for high density housing and other uses.
- The continued development of the Sustainable Industries Park and Institute for Sustainability.
- The improvement of public transport through the area including the construction of the DLR Dagenham Dock branch.
- The likely growth in rail freight, mainly through the Ripple Lane terminal area.

2.5 The Site Allocations DPD identifies approximately 26 sites within the LTGDC area (the exact number is unclear due to some minor drafting issues). The sites range from small council depots identified for disposal to major development sites such as Barking Riverside, Dagenham Dock and the proposed Renwick Road junction improvements.

2.6 When completed the DPD, as part of the Barking and Dagenham Local Development Framework, will have considerable weight with regard to planning application and infrastructure investment decisions. It is therefore important that land use allocations do not prejudice any proposals that the Development Corporation is promoting.

3. Community Benefits

3.1 The DPD makes reference to the proposed Community Benefits SPD, the purpose of which will be to set out a clear approach in securing funding for and the provision of much needed social and transport infrastructure. The consultation on the Site Allocations DPD also invites comment on how Barking & Dagenham Council should develop the Community Benefits SPD. As such the Development Corporation would make the following comments.

3.2 The proposed SPD is welcomed in principle and should seek to choreograph its approach with the LTGDC adopted Planning Obligations Community Benefits Strategy. It is important that both the Site Allocations DPD and Community Benefits SPD make reference to the LTGDC Community Benefits strategy and pooled fund approach that will facilitate the timely delivery of infrastructure. It is noted that the approach that Barking & Dagenham will take is likely to be via a standard charge, in a similar manner to the approach adopted by the LTGDC system.

3.3 Clearly there is the opportunity for the SPD to identify on a more local level, where direct provision or other contributions can provide community benefits particularly for residential schemes that fall outside the remit of the Development Corporation.

3.4 The Council have asked in respect of what types of development a standard charge should be made, and whether there are any types of development that should not have to pay a standard charge. The LTGDC Planning Obligations Community Benefit Strategy does not currently include a standard charge for retail, office, hotel and industrial developments although LTGDC believe there is a proper planning justification for one. This is because the scale of anticipated development and potential contribution did not warrant the development of a full contributions strategy. Financial and in kind contributions are however still negotiated on a site by site basis, taking into account site circumstances and the impact of the proposed development.

3.5 The LTGDC is reviewing the approach taken for April 2009, and as part of the review, development of a standard charge for non-residential development will be considered. LTGDC consider that in deciding what types (use classes) of development should attract a standard charge the Council should consider the impact of development of different uses. If the Council decide not to make a standard charge in respect of particular types of development, this should not preclude negotiating contributions on a site by site basis.

4. Assessment of the Proposed Sites and their land use allocation

4.1 The following table lists the sites within the LTGDC boundary, the proposed designation as listed in the DPD and provides LTGDC comments as appropriate.

Site #	Site Location	Site Allocation/Use	LTGDC Comment
18	South Dagenham West	Housing, retail, schools	The proposals will support the regeneration of the 'Merriellands' Retail Park and a new residential-led mixed use quarter and is thus supported by LTGDC
19	Kuehne and Nagel	Employment, mixed use, transport	While supported in principle the proposals should specify what 'mixed uses' would be acceptable
20	South Dagenham East	Housing leisure and recreation	LTGDC support the designation

Site #	Site Location	Site Allocation/Use	LTGDC Comment
23	Lyon Business Park	Employment and community facilities	LTGDC support the designation.
24	Rippleside Commercial Estate	Employment and community facilities	LTGDC supports the designation and considers there should also be a 'Barking Reach Gateway Site'.
25	Eastern End Thames View	Replacement of existing uses including housing and open space	LTGDC support the designation.
26	River Road / Cash & Carry Warehouse	Housing, open space, community uses	LTGDC support the designation.
32	Alderman Avenue Garages	Housing, open space, community uses	No Comment
36	Charlton Crescent Garages	Housing, open space, community uses	No Comment
38	Chelmer Crescent Garages	Housing, open space, community uses	No Comment
39	Curzon Crescent Garages	Housing, open space, community uses	No Comment
47	Roycraft Avenue garage site	Housing, open space, community uses	No Comment
56	Rear of 293-331 Barnstable Avenue	Housing, open space, community facilities	No Comment
57	Garage Site rear of Wivenhoe Road Site 2	Housing, open space, community uses	No Comment
58	Garage Site rear of 55 – 77 Wivenhoe Road	Housing, open space, community uses	No Comment
59	Stebbing Way Garage Site	Housing, open space, community uses	No Comment

Site #	Site Location	Site Allocation/Use	LTGDC Comment
98 & 99	Renwick Road Junction (north & south).	Improvements to junctions to allow traffic to turn east and west from Renwick Road onto the A13. Additional improvements to road links from Lodge Avenue to Renwick Road.	LTGDC support the designation.
125 (107 on Plan)	Farr Avenue Shops	Replacement of existing uses including housing, retail (shopping parade).	LTGDC support the designation.
112	River Road/Thames Road/Creek Road	Strategically Important Employment Land	LTGDC support the designation.
114	Rippleside Strategic Industrial Location	Strategically Important Employment Land	LTGDC support the designation.
86	Barking Riverside	Housing, New Conservation Park, 2 new primary schools, 1 secondary school, district town centre, new neighbourhood centre, East London Transit and Docklands Light Railway Infrastructure, new local library new leisure space.	LTGDC support the designation.
111	Dagenham Dock	Strategically Industrial Location	LTGDC support the designation and suggest that in addition to industrial use some ancillary office linked to industrial uses be allocated in order to facilitate the agglomeration of environmental businesses and the development of the Sustainable Industries Park and associated Institute for Sustainability.

5. Structure of the Site Allocations DPD

- 5.1 In addition to the site allocations themselves, the LTGDC makes the following general comments with regard to the document:
- 5.2 The schedule of sites is listed by ward and not numerically, this makes site identification laborious and complicated. It is suggested the Preferred Option includes a numerical index.
- 5.3 Some key projects such as Renwick Road Junction improvements are not identified on the main plan, but merely shown within the schedule of sites (Sites 98 & 99); it would be useful if this was shown on the main plan to provide context with the other major development sites that surround it. Associated with this, Site 100 in the schedule (pg 132) (which also includes part of the Renwick Road sites above) is correctly identified as the site for the Rail Freight Interchange. However, the site allocation boundary also includes a significant housing area around Julia Gardens; this appears to be a drafting error.
- 5.4 To somewhat further complicate matters Site 100 also subsumes Site 114 (page 16) which identifies much of the same land for employment uses. It may be appropriate to cluster these plans together in a single drawing showing the infrastructure, freight and employment uses and their interrelationship.
- 5.5 For accuracy the following is noted – There appears to be a discrepancy in the boundary of the Site 111 - Dagenham Dock (pg 13) with the adjacent Site 133 - Ford Car Manufacturers in the schedule compared to that indicated on the main plan. In addition, Site 96 (pg 35) in the schedule, although not within the LTGDC area, is identified as 75 on the plan. Lastly, Farr Avenue shopping parade close to Barking Riverside, is identified as 125 in the schedule, and shown as 107 on plan.

6. Conclusion

- 6.1 The land use allocations generally accord with the proposals that the LTDGC are progressing in the area, as such the document is supported in principle.
- 6.2 However, the Development Corporation wishes to ensure that the Sustainable Industries Park is specifically mentioned within the Dagenham Dock (Site 111) allocation and that the industrial use designation will not prejudice the establishment of the Institute for Sustainability within the Park.
- 6.3 Any Community Benefits Strategy SPD should be consistent with the LTGDC's approach.

7. Next Steps

- 7.1 A formal response will be prepared based on sections 3, 4, 5 and 6 of this report and any comments that the Planning Committee may wish to make.

8. Recommendation

- 8.1 That committee

- 8.1.1 **AGREE** the comments shown in sections 3, 4, 5 and 6 of this report together with any comments they wish to add as comprising the basis of the formal response to the LB Barking & Dagenham with regard to consultation on their Site Allocations DPD Issues and Options document; and
- 8.1.2 **GIVE** delegated authority to the Director of Planning to finalise the LTGDC's formal response to Barking and Dagenham LBC based on sections 3, 4, 5 and 6 of this report as amended or supplemented by Committee.