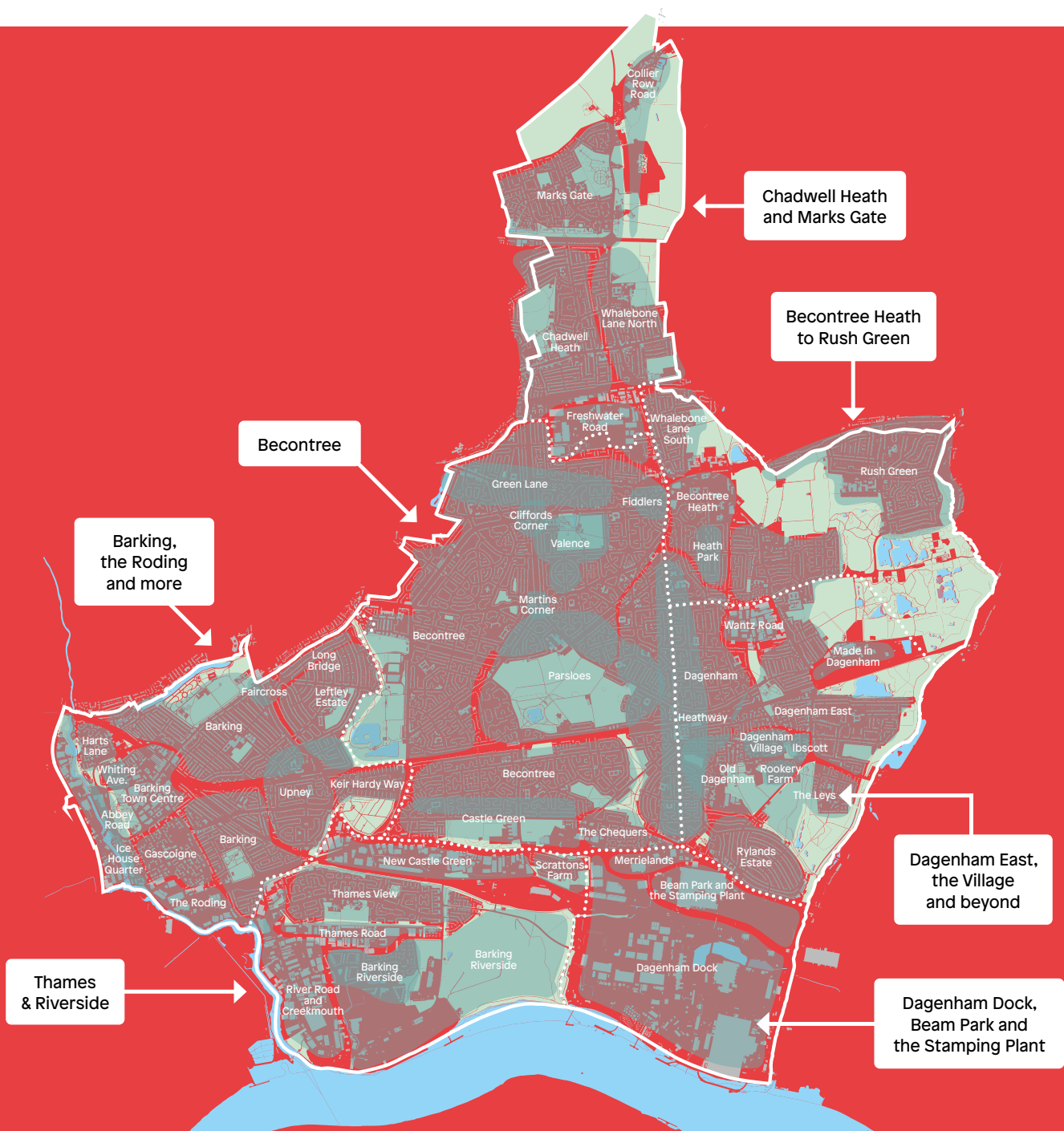
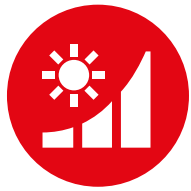


B&D Shaping Neighbourhoods Together

A summary of our plans for the
borough's neighbourhoods





The Corporate Plan 2020-22 identifies Inclusive Growth as a key strategic priority for the Council and its partners. This document summarises our plans for Places over the next two years and beyond.

Places: Aspirational and resilient neighbourhoods

The Borough Manifesto set out a vision that by 2037 Barking and Dagenham will be **a place where everyone feels safe and is safe**. It also set goals that **recycling rates will be higher and waste production will be lower than the East London average**. These goals sit at the heart of our approach to **Places: Aspirational and resilient neighbourhoods**.

Building on the Borough Manifesto, our goal in relation to **PLACES** is:

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To lead large-scale, transformative regeneration across the borough over the next two decades – in Barking Town Centre and the large but poorly used industrial areas to the south, east and north of the borough; with the aim of shaping fantastic new places with homes, jobs, infrastructure and community spirit that each become distinctive destinations. In the short-term, as these plans emerge, our top priority remains the condition of local neighbourhoods and the experience of living there, in particular things like the cleanliness of the streets and perceptions of safety that can undermine trust and cohesion. In addition, we are focused on ensuring we secure the social and physical infrastructure – from transport to schools and green spaces – which the local community needs now and into the future.

Barking and Dagenham is made up of approximately 40 neighbourhoods and counting. These neighbourhoods are well known and well loved. Each has its own story and identity, often made up of memories that stretch back generations. Many residents love their neighbourhoods, but they are also aware of their issues, from a legacy of under-investment in key physical and social infrastructure (like public transport and community spaces) to the cleanliness of the streets and perceptions of crime.

We have a long-term vision for every neighbourhood in the Borough and will use every lever at our disposal in order to pursue this vision. In practice, this includes buying land of strategic significance, undertaking direct development ourselves, and making full use of our planning powers – alongside working with other landowners, developers, investors, and the local community to bring about change. At the same time, we are equally committed to addressing the street level issues that our residents care about most. Using all our statutory powers to the maximum, we can confront those who don't respect other residents or take care of the local area, tackling scourges like fly tipping, grime crime, and private landlords who don't look after their properties. But it also means a relentless focus on getting those core basic services which touch everyone's life right, like emptying the bins, keeping the streets clean and improving the public realm.

In what follows we highlight the action we are taking up to 2022, focused on three key areas of activity:

- **Safe and liveable neighbourhoods**
- **Delivering new or improved physical and social infrastructure**
- **Shaping aspirational places**

Safe and liveable neighbourhoods

Public safety. Enforcing the highest standards

We want the residents of Barking & Dagenham to take pride in their neighbourhoods and to care about the places in which they live. And many do. Every one of our neighbourhoods has a story to be proud of and to celebrate. But we also know that there are a set of issues that get in the way, issues that have a significant impact on their everyday experience. According to recent survey research by the Campaign Company, consistent with findings in our resident’s survey stretching back several years, the perception of crime and safety, including the risk of anti-social behaviour, is the top concern among residents. Fear of crime has grown in recent years in part due to the London wide spike in gang related activity and knife crime, but also due to wider issues associated with crime and anti-social behaviour. According to the resident’s survey, 56% of residents in the Borough feel unsafe when they are outside in their area after dark. We know there are specific areas in the Borough in which these issues are of real concern, not least Barking Town Centre.

Alongside concerns related to the perception of safety, are a wider set of issues related to public safety and enforcement of basic standard of practice and behaviour. These include issues related to trading standards, food hygiene, health and safety, alongside planning prosecutions, and are backed up by statutory powers that allow us to enforce the highest possible standards for our residents: firm but fair, consistent and transparent. Our approach to ensuring public safety is based on tough enforcement and zero tolerance of behaviour that puts our residents at risk or undermines our efforts towards inclusion, alongside the use of data, insight, intelligence and relationships to prevent incidents from occurring in the first instance.

In particular, over the next couple of years the Council and its partners will be focused on:

- Rolling out a new Community Safety Enforcement Team that will work with the police to tackle anti-social behaviour and other visible street issues, providing reassurance in the areas where public concerns about safety are highest.
- Delivering a programme of enforcement operations targeting priority issues that are having a detrimental impact on the safety and quality of life for residents (including poor quality housing, noise, food hygiene and other environmental issues).

Civic pride. Maintaining clean, green environments

Alongside the perception of crime and safety, we also know that the cleanliness of the public realm (including the quantity of fly tipping and street waste) is very high on our residents’ list of concerns. We recognise that historic performance issues with the Council’s own refuse and street cleaning services have contributed to the problem. Huge progress has been made in the last year, in part due to £18m of investment in new trucks and street cleaning equipment, but there is still much for us to do to deliver a relentlessly reliable service. At the same time, many of these issues are driven by poor choices on the part of some businesses (who avoid commercial waste agreements), Private Sector Landlords (who don’t provide enough waste disposal for HMO’s) and a minority of residents (who don’t use bins properly and leave waste on streets).

Our approach to addressing these issues is based on striking a balance between tough enforcement when people break the rules and steps to educate, inform and prevent, through better use of data and intelligence, clear public messaging and behaviour change campaigns, including through the continued use of the ‘wall of shame’. At the same time, we are asking public services, residents, businesses, and everyone else in our Borough to play their part in keep our Borough clean.

In particular, over the next couple of years the Council and its partners will be focused on:

- Developing an annual plan identifying the hotspots for “grime crime” and other environmental issues (waste, planning enforcement, eyesore gardens, parking, landlord licensing, fly tipping etc) that will be tackled by the joint public realm and enforcement taskforce; using data and intelligence to assess each location for the appropriate robust action (and suitability for CCTV).
- Delivering future phases of the Council’s Cleaner Borough campaign with the goals of changing resident perceptions and behaviour around waste and improving the performance of the Council’s public realm services.

Everyday improvements. Working with residents to improve their neighbourhoods

We know that the cleanliness of the public realm, and the perception of safety are uppermost in the minds of our residents. But we also know that many residents have ideas for how their neighbourhoods could be improved that aren’t only about safety, bins, or street cleanliness. There are lots of small things that can be done to improve the look and feel of our streets, high streets, and public spaces. We want to give residents every opportunity to play their part by working with us to identify and deliver everyday, street level improvements that make their neighbourhoods better. And not just in those parts of the Borough that will be experiencing significant change.

You can already see this happening across the Borough. For example, every year ward Councillors work with local residents to invest small pots of money to improve the physical condition of their ward. We have also adopted a new approach to directing the revenue generated from development back into the community. The community infrastructure levy (CIL) is a charge placed on all development that is reinvested in neighbourhoods and communities. We have developed a unique approach to allocating the Neighbourhood element

of CIL money in Barking & Dagenham. A panel of residents, selected at random from the population at large, make decisions about how the money should be spent based on Dragon’s Den style pitches from people and organisations who have ideas.

Our aspiration is to deepen this work so that it is greater than the sum of its part, drawing upon additional funding sources (including those generated through our emerging local giving model) to allow residents and ward members to come up with improvement plans for their ward that all parties can work together to deliver.

In particular, over the next couple of years the Council and its partners will be focused on:

- Agreeing local improvement plans for each ward, setting out the priority public realm and local neighbourhood-level improvements for that area, through a process led by ward Councillors and involving local residents, with delivery against the plans led by My Place (drawing on funding from the annual ward member budgets and opportunities including the new Citizens Alliance Network).





Waste and recycling. Producing less and doing more

We recognise that the Borough has a problem in dealing with waste. It continues to generate some of the highest levels of residual waste in the capital, creating 850kg per year per household and it has consistently ranked in the bottom quartile of recycling figures for London. Despite recycling rates going up to 25% in 2017/18, this rate is at the same level that it was 8 years ago. We need a step change in how we deal with unnecessary waste if we are to meet government targets. Addressing this challenge must involve a combination of improved waste management and individual behaviour change. We have already made progress in relation to both, with the roll-out of recycling bins for flatted estates and a clean campaign that encourages Council staff and residents to play their part through learning and applying 'the bin basics'. The Council is also leading by example by banning single use plastics and is drawing up an action plan to phase out their use among its commissioned services, contractors, and suppliers, as it has already done for authority-run schools.

But it is also important that we do much more to lead the transition to a circular economy, in which no waste produced in our Borough ends up in landfill or polluting our oceans. Working in partnership with the East London Waste Authority (ELWA) the

statutory disposal authority, we are refreshing our Joint Resources and Waste Strategy in preparation for new recycling requirements in 2023, including separate food waste collection and deposit return schemes. The strategy will determine: What our waste is going to look like in the future; how much of it there will be; how much that can be reduced by; how much can be diverted for reuse; how much can be collected in a condition that is attractive to reuse and recycling markets; and what treatment solutions will be used with what is left over. The expiry of the current contract for waste management, reuse and recycling centres (December 2027) also presents an opportunity to think radically differently about how we process waste in the Borough in the future.

In particular, over the next couple of years the Council and its partners will be focused on:

Developing and adopting a new East London Joint Waste & Resources Strategy forecasting and modelling the waste arisings for the new 25 years, with options for waste minimisation, reuse, recycling, reformed collection services and treatments for residual waste.

Banning single use plastics and drawing up an action plan to phase out the material among its commissioned services, contractors and suppliers and authority-run schools.

Investing in physical and social infrastructure

Towards an **inclusive, healthy, and safe transport system** in Barking and Dagenham.

We know we need significant investment in our transport infrastructure over the next twenty years to cope with the speed of population growth, and the demands of a new low carbon economy. New train stations, better roads, expanded bus networks, electric vehicle charging points, cycle infrastructure, walking routes; all are essential if we are to ensure our Borough remains one of the best connected in London, and one of the greenest. Wherever possible these improvements should be integrated so that we develop a joined-up transport system that allows people to travel easily both within the Borough, and into London and beyond. The need for increased cycling and walking options has only increased since the onset of the pandemic, placing a greater emphasis on the need for action in this area.

Our approach to investing in our transport system is underpinned by the Mayors Transport Strategy (MTS). At the heart of this strategy is a commitment to ensuring that many more journeys in London are made on foot, by cycle or by public transport; 80% by 2041. Clearly the execution of this strategy has taken a major hit over the last 6 months as dramatic reductions in passenger numbers have decimated TfL's fare income – and therefore its investment programme. Despite these changes TfL and the DfT have allocated the Council some money to help implement emergency measures to support social distancing, particularly around schools and public transport hot spots. But in longer term we will have to increasingly look for alternative ways to fund our transport priorities.

Nevertheless, we still have big ambitions for our transport infrastructure, from the tunnelling of a 1.3km stretch of the A13 at Castle Green, to new trains station at Castle Green and Beam Park (plus the C2C service stopping at Dagenham East). A new overground station at Barking Riverside is due to open within the next two years and Crossrail will be coming to Chadwell Heath. We are working with a range of public and private sector partners to help us in bringing these plans forward.

In particular, over the next couple of years the Council and its partners will be focused on:

In the short-term we will be focused on delivering urgent works, funded by DfT and TfL to create increased space for social distancing in the Borough this includes:

- Use Covid-19 recovery works as opportunity to close Station Parade and Broadway to general traffic improving the public realm and walking connection to Abbey Field
- Work with the community to explore options to reduce traffic around schools to improve safety for people walking and cycling to schools.
- Deliver Cycle Future Route 10 Ilford to Barking Riverside and develop proposals for cycling routes across the Borough which are safe for pedestrians and cyclists alike.

Exploring how we may be able to finance the local transport schemes which we had expected to be funded by TfL through our Local Implementation Programme (LIP) – before this funding was removed as a result of Covid-19. Our LIP included schemes to:

- Improve accessibility and passenger safety, while relieving overcrowding at Barking station;
- Address road safety concerns and increase the level of walking and cycling around Dagenham Heathway;
- Develop options to improve walking and cycling links between the Becontree Estate and Chadwell Heath station, along Valance Avenue;
- Reduce the dominance of the car and improve air quality around Becontree Heath;
- Improve the public realm around Eastbury Manor House;
- Provide high quality, attractive approaches to key transport interchanges at Upney and Dagenham East stations;
- Introduce a dedicated cycle route linking the Marks Gate Estate to Chadwell Heath station.

We know how important the delivery of these schemes, and while this may now be slower than anticipated we will continue to work on ways to bring them forward.

Producing a long-term vision and strategy for a cleaner, greener and more integrated transport network across the Borough and linked to the rest of London and the wider south-east; identifying investment priorities and potential funding sources (including, crucially, the future of the A13 and wider public transport, walking and cycling routes in the south of the Borough).



The digital revolution. Rolling out high speed broadband.

5G is the next generation of mobile networks and it's here. Beyond a simple performance increase (faster connection times than anything that has come before), the real impact of 5G will be on the kinds of technology that we use. Driverless cars, holographic technology, the next generation in wearable technology and remote health care for patients. These are all reliant on both the speed and the bandwidth that 5G can provide. 5G is superfast but very short range. This means it makes use of existing internet connections (the wires under the ground) and many more localised transmitters. Currently broadband is delivered through a network of copper wires which can only cope with limited bandwidth. To take full advantage of 5G's potential, we need to change the wires, from copper to full fibre, which itself will transform broadband speeds.

The Borough already benefits from this super-fast broadband in Dagenham, where Open Reach have installed fibre broadband already. We now have the opportunity to expand this across the rest of the Borough. There are several providers who are seeking first mover advantage in the market for full fibre connectivity, and for whom local authorities are important potential partners. As a landlord, we can provide these companies with access to large numbers of potential clients. In return the company in question will install full fibre across the Council's housing and commercial stock, and in so doing will pave the way for the rollout of 5G technology across the Borough. The choice of full fibre partner is crucial. First and foremost, we must consider the quality and reliability of the product. But the flexibility and affordability of the subsequent broadband tariffs are also key. We can use our position to negotiate tariffs for our residents that flex according to income. We can also negotiate access to full fibre broadband for local civil society, private and public sector institutions, which itself help them increase their productivity and/or move them up the value chain, whilst improving the quality of the jobs they provide in the process. A procurement exercise will be carried out to allow us to identify the best partner for this work.



In particular, over the next couple of years the Council and its partners will be focused on:

Entering into an agreement with a provider to complete the rollout of full fibre broadband across the Borough, including Council blocks, and secure key financial and service benefits for the Borough.

A place of learning. New school places for our growing population.

Our pupil population has doubled over the last ten years. In order to meet our statutory duty to provide school places for these children we have focused on increasing the capacity of existing schools or creating new schools (8 in total since 2013). Over the next five years the pupil population is set to increase by another third, however, this time we will be entirely reliant on building new schools to fulfil this demand. This will predominantly be needed in areas of the Borough where there will be significant new population growth, for example the A13 corridor. These schools must be able to meet the diverse needs of our population, including those children and young people with Special Educational Needs and/or Disabilities. These new schools will be designed so that they become the focus of new neighbourhoods, providing flexible community use and the potential to deliver other services.

Ultimately, we are dependent on funding from central government to build new schools. As such we will continue to work closely with the Education and Skills Funding Agency and the Department for Education to agree where these schools are needed and who the operator of the school should be.

In particular, over the next couple of years the Council and its partners will be focused on:

Facilitating the delivery of key education infrastructure to support the Borough's growing population (in partnership with the ESFA). This includes: Additional school capacity in the Gascoigne area; construction beginning on a new primary school at Beam Park; construction beginning on a new SEN school near the Stamping Plant; securing sites for several additional schools needed in future areas of housing growth (incl. Beam Park, the Stamping Plant, Barking Riverside, Thames Road and Creekmouth).



Healthy new towns. Increasing capacity and addressing social determinants.

The biggest challenge facing the Barking and Dagenham health system is the extra demand that population change will place on local services. This is particularly true in relation to primary care. Currently there are many primary care practices in old, converted residential premises, which do not have the capacity to expand or deliver the additional services required. The vision set out in the East London Health and Care Partnership's estates plan is for "good quality and cost-effective estate infrastructure which meets the complex needs of a growing diverse and relatively transient population." This might look different to how we imagined it before the pandemic, which has accelerated the move towards 'telemedicine', and we will work with partners to adapt to this new reality.

This vision recognises that the way people access healthcare services is changing thanks to new technology, which has been turbo-charged by Covid-19. There is also a longer standing drive to shift towards preventative, place-based and community-centre healthcare. This points towards creative ways to increase the capacity of the existing primary care estate, whilst building entirely new capacity, in areas which will see significant population growth. For example, Thames View Health Centre currently serves the communities in and around Thames View, including the early phases of Barking Riverside. But as that development progresses, a new health, leisure and community facility will be built - as part of the district centre around the new train station - to better meet the needs of both the new and the existing community.

In particular, over the next couple of years the Council and its partners will be focused on:

Facilitating the delivery of key health and related social infrastructure to support the Borough's growing population (in partnership with the local NHS). This includes completion of a new health, leisure and community hub at Barking Riverside and development of new facilities to serve Barking Town Centre and east Dagenham.

Thriving communities. Places and spaces that support community.

Neighbourhood places and spaces that operate on behalf of the community are a key part of our Borough's social fabric. They provide important opportunities for residents to come together, to socialise and to connect with one another; such as community centres, libraries, places of worship, children's centres and community cafes. Sometimes these places and spaces are run by civil society organisations, for example churches, Mosques and Gurdwaras. At other times they are owned and run by local public services. In Barking and Dagenham, we have worked hard to maintain as many of these community spaces as possible, where they are well used and play an important role in community life.

We still operate seven children's centres across the Borough and there are seven active libraries, three operated by the local authority and others as part of civil society. Increasingly we are evolving our libraries into crucial community hubs, offering a traditional library service but also a wider range of support to residents of all ages and backgrounds. In recent times, these places and spaces have been joined by a range of new community spaces, offering residents the opportunity to make things, build things, cook things and create things; from the Every One Every Day warehouse on Thames Road to the soon to be opened Black Box theatre on the Gascoigne estate.

In future, and as the Borough grows, we will continue to ensure the Council has a visible presence in our neighbourhoods and that we support a network of thriving community spaces (as places to access Council services but also for local people to come together). We are also keen to create new opportunities for civil society to take on the ownership and/or management of both existing places and spaces, and those that are created as part of new developments.



In particular, over the next couple of years the Council and its partners will be focused on:

Be First will be delivering a number of new community and commercial spaces in developments across the borough over the next three years, including at Gascoigne, St Marks Gate and Becontree. We will work closely with community organisations and local businesses to give them the opportunity to move into three new spaces. Alongside this we are reviewing all non-housing Council assets (i.e. commercial and operational buildings) and proposing changes of use where there is a strong financial or service case.

And finally...

If we are to deliver on our plans to improve the Borough's physical and social infrastructure, then it is critical that we take maximum advantage of the funding and wider contribution that new development can bring (via s106 agreements and the Community Infrastructure Levy). This means, over the next couple of years, being focused on:

Publishing and maintaining an Infrastructure Delivery Plan setting out the future physical and social infrastructure needed to support planned housing growth.

Delivering the infrastructure projects to be funded from the Community Infrastructure Levy which have been approved by Cabinet to date:

- Kingsley Hall refurbishment project £300,000
- Box Up Crime refurbishment of premises £300,000
- East End Women's Museum fitting out premises £250,000
- Becontree Centenary Estate Improvement projects £774,789 over 3 years
- Tackling litter in parks £96,000
- Barking Riverside Thames Clipper Extension £600,000
- Building a Green Community Infrastructure £117,800
- Safer Parks, Healthier Communities £84,000 over 3 years
- Barking and Dagenham Local Football Facility £160,000

Updating our policy to securing and enforcing developer contributions to support Inclusive Growth, in the form of a new Planning Obligations Supplementary Planning Document (in support of the new Local Plan).

Shaping aspirational places

We have a vision for all parts of the Borough, developed in conversation with residents and underpinned by our political vision. This aims to bring out what is best and distinctive about each part of the Borough, while meeting the aspirations of the people who live there. In some cases, change is well underway or is coming very soon. In others it will take some years. But in all cases, we are impatient to get going; our ambition for Barking & Dagenham is huge. Below we set out our long-term vision for the neighbourhoods of Barking & Dagenham, as well as some of the things we are planning to do in each area.

Our overall vision for the future of the Borough and its different neighbourhoods is also set out in ‘**Borough & Me: Our Plans for every neighbourhood**’.

Barking, the Roding and more.

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Our vision. A Town Centre with a new lease of life. A place to live, work, shop and relax. A real destination, day and night. Markets, merchants, makers and more. And the Roding, the new creative and cultural heart of the Borough, with new homes and jobs for local people, plus great places to visit.

Barking town centre is blessed with great transport links, a diverse retail offer and a vibrant marketplace, giving it a far more optimistic future than many high streets across the country where shops are boarded up and people are scarce (a trend that pre-dated Covid-19). However, we all know that the town centre could be so much better and that there are real problems to address, like the absence of a night-time economy with places to drink, eat and meet, and the more threatening environment that can emerge after dark instead. There are also underused assets, like the amazing heritage of East Street, Abbey Green, and the Roding Riverfront, which are so often missed by those arriving in the town centre.

Our vision for Barking Town Centre is not for it to compete with Stratford or Romford as a major retail centre. We see the future of the town centre as being about offering a varied mix of independent, local, and affordable retail options, and a home for London’s creative and cultural talent that has been priced out of more central areas. In response to the pandemic we will also be exploring opportunities to provide space that meets the needs of residents who are more likely to continue to work close to home in future.

We’ll protect spaces for artists and makers, with affordable rents just as we have done in the Ice House Quarter down Abbey Road. The town centre will be a great place to live, with thousands of new homes, as well as a place for a wide range of leisure and cultural offerings, building on the leisure centre and the Broadway theatre. A new cinema and a museum celebrating the contribution of women to the East End are on their way. The proposed relocation of the three city of London markets to Dagenham Dock is also an opportunity for us to develop Barking Town Centre as a food-hub for East London. We are working with the City of London and others to develop a plan to bring this vision to life and provide training and employment opportunities for local people.



Improvements to Barking station (long overdue) are coming soon, but this must just be the start. This is one of London’s busiest transport interchanges and the entry point for thousands to our Borough. We need improved transport services and a much better and more welcoming station. Coming out of the station, we want to see Vicarage Field re-developed, with new homes, a leisure offer, and an interesting retail mix, not the outdated shopping centre we have now. We are working with the landowners at Vicarage field to see what we can do to help bring forward this development; including the first phase which would support the transformation of the public realm by the station.

Then the beauty (and history) of East Street needs to be revealed, connected to Barking Abbey, opened

up to the River and linked to the thousands of new homes coming to the river front and down the Roding; with at least 35% affordable, meeting the needs of local people and working Londoners alike. Planning permission has already been granted for proposals to transform the area around the curfew tower at Abbey Green, to help better celebrate this important part of the Borough’s history.

We are also focusing on the here and now and improving the way we manage Barking Town Centre day to day. We want to bring together different Council services under one town centre team, so we can respond to issues in a more coordinated way. We are already seeing progress with street cleanliness and while the transformation will take time, change is already visible, and more will follow soon.

Thames and Riverside.

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Our vision. Barking Riverside, Thames View and Scrattons, connected to each other and properly linked with the Borough at large. Old and new neighbourhoods brought together in a healthy new town on the Thames. The areas around Castle Green completely transformed: a new train station, modern industry and good new jobs for local people.

The area south of the A13 is set to undergo the greatest transformation of any part of the Borough over the next two decades. This enormous swathe of land used to be the industrial heartland not just of Barking and Dagenham but in many ways the country too. At its peak, Ford employed more than 40,000 people across its vast factory footprint and the area also generated huge quantities of energy that powered the homes and industries of London. As we know all too well, many of these industries, and the jobs they supported have gone, and in many cases they damaged both the health of local people and the future of the planet.

This has created a legacy that is hard to deal with, but we have a very different vision for this part of the Borough that is starting to emerge. Barking Riverside is rising as a healthy new town on the Thames, with the new train station and health and leisure hub both set to open in 2021. We want to accelerate the rate of development, ensuring 50% of the new homes are available at below market prices, and make this a real destination with new cultural attractions, including cleaning up and opening up the riverfront. The fire at Samuel Garside House in the summer of 2019 was an awful experience for the residents affected. And it underlined the need to ensure we uphold the highest standards in the quality and



compliance of new homes built in the Borough, as well as the importance of engaging with residents, especially in an area like Riverside and neighbouring areas like Thames View where dramatic changes are taking place nearby.

Crucial to the long-term success of Barking Riverside is the connection between this 'new town' and its neighbouring areas which are also set for major regeneration. The industrial strip along Thames Road has long driven a wedge between Thames View and Riverside, and we want to completely re-purpose this area into one that combines new affordable homes and new better jobs, while knitting together the neighbourhoods around it; and connecting it back into the town centre and the heart of the Borough. Similarly, we want the areas around Castle Green to be transformed, with the potential to create a modern logistics and employment hub, turbo charged by reactivating badly underused rail infrastructure in the area. In time, we want to see a new station at Castle Green, unlocking a direct train link to China and the tunnelling of a large stretch of the A13; reducing its environmental impact, overcoming its historic effect of dividing the Borough and generating space for up to 15,000 new homes and 3.7m square feet of new commercial floor space. This would be among the UK's biggest and most ambitious infrastructure plans and would transform this part of the Borough.

Dagenham Dock, Beam Park, and the Stamping plant.

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Our vision. Moving beyond the legacy of Ford, Dagenham Dock will become home to the next generation of sustainable industry. First up, London's three wholesale markets bringing huge investment and new jobs to the Borough. Next door, Beam Park, and the Stamping Plan. New neighbourhoods for thousands of working Londoners.

To the south west of the Borough, we want to re-shape Dagenham Dock into London's premier industrial park. This area has the potential to offer high quality and more intensive employment space for existing businesses re-locating from elsewhere in the Borough and new firms coming into Barking and Dagenham (bringing job opportunities with them). The arrival of London's three historic wholesale markets, due by 2025, is set to bring 3,500 new jobs to the Borough while catalysing the creation of a nationally significant food cluster. We also want to work with Fords on the long-term future of its remaining diesel plant in Dagenham, including how it can transition into more sustainable uses, which continue to provide high quality jobs in advanced manufacturing.

We want Dagenham Dock to be a centre for high quality recycling, waste management and renewable energy generation industries; making a major contribution to creating the 21st century cleaner, greener energy needed to power London in the future. We'll work with the Corporation of London on a comprehensive waste and energy strategy for the area, taking account of their needs and local impact. And where necessary to make this happen, we will use our enforcement and planning powers to re-locate and improve the dirtier industries currently operating in the south of the Borough. Crucial to unlocking this industrial potential (and the potential



for additional housing growth) is improving the transport infrastructure of the Borough and so we will develop practical plans that add capacity and improve flows, integrating across road, rail and river, for freight as well as passenger transport, and then lobby government and seek investors to help deliver it (closely connected to our ambitions for the areas around Castle Green and the A13).

Finally, over the coming years, large parts of the former Ford estate will start to rise again as fantastic new neighbourhoods, with thousands of new homes, social infrastructure, green spaces, and improved transport connections. Building at Beam Park has started to the east of the site and we want to accelerate development at the western end, in Barking & Dagenham. Things are taking longer on the old Ford Stamping Plant site, but we'll work with all parties to bring development forward based on affordable homes, new infrastructure and green space, plus modern employment uses. What's vital is that all these new neighbourhoods are properly linked together and connected to the rest of the Borough. As such, we want to use our planning powers and regeneration activism to re-create an enhanced district centre at Merriellands/Chequers, with a good retail offering, office accommodation and new homes.

Chadwell Heath and Marks Gate.

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Our vision. A destination in its own right; full of character, personality, and charm. Two neighbourhoods brought together around a vibrant and energetic high street, unlike anywhere else. Modern jobs, industry, and transport links. More and better homes. Something for everyone, day and night.

To the north of the Borough, Chadwell Heath and Marks Gate are distinctive neighbourhoods; part of the Borough but also with their own identity and local centres. The arrival of Crossrail (eventually) presents a huge opportunity for investment, making this an attractive yet still affordable location for people to live and for firms to locate. We want to grasp that opportunity by driving and facilitating the regeneration of the industrial estate at Chadwell Heath. Our aim is that this area delivers more and better jobs, as part of a diverse and modernised industrial base for the Borough, alongside high quality, mixed tenure housing for local people and working Londoners. Done right, this would see new homes and jobs stitched together with the existing residential areas, while adding vitally needed new services and social infrastructure, alongside improvements in local transport (including buses, walking and cycling) and the wider public realm.

Crucially, re-development of the industrial estate would create strong connections to the existing high street and district centre to the west in Redbridge; creating a distinctive and liveable community with a range of employment uses, from offices to distribution and logistics, and light industrial. We will also explore other, more distinctive uses that could turn the area into a real destination that would draw people in, such as becoming a centre for emerging entertainment and leisure sectors,



like gaming - if there was demand from within those industries. These plans would include Freshwater Road and Selinas Lane becoming a key route through the new neighbourhood, with both new homes and a range of retail and commercial uses creating an active street frontage.

We know that residents of Marks Gate have sometimes felt their area has not had the investment it needs and has been isolated from the rest of the Borough. We are determined to change that, working with local residents every step of the way. To kick this off, the Padnall Lake development will bring around 200 new homes, all at below market prices and many at Council comparative rent levels, alongside investment to improve the public realm (including making the balancing lake a proper feature of environmental value). We are also planning to deliver this development using modern methods of construction. This will be the first development of this kind and on this scale in the Borough and will speed up the delivery of the new homes whilst reducing construction disruption to residents. Separately, we want to work with residents to develop ideas and plans for new genuinely affordable homes, better social infrastructure and improvements to the public realm and open spaces across Marks Gate.

Becontree.

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Our vision. The Becontree estate. 100 years old in 2021 and still going strong. A moment to celebrate, but also to plan for the future. Our wonderful parks and open spaces and the brand-new youth zone point the way - holding on to the best of the Becontree's pioneering past while looking forward to the 21st century. Always the residential heart of the Borough.

Our ambition for the future of the Borough is inspired by the story and achievement of those who envisioned and then built the Becontree estate a century ago. Not only were 28,000 new homes built in less than 15 years on former farmland, but a series of new neighbourhoods were forged as thousands of families re-located from the old East End to build a new life on the Becontree. The physical condition of the estate and its population have changed substantially over the last hundred years, due to powerful forces (most dramatically Right to Buy, industrial change, the rise of the car and successive waves of inward - and outward - migration).

As wholly new neighbourhoods rise up all around it - to the north, south, east and west - the centenary of the first new homes being completed on the Becontree estate in 2021 is a hugely important moment for the Borough, and with much wider significance - this was the biggest housing development in Europe. We will use this as a prompt to work with residents and local community organisations to celebrate the history of the estate and the people who have lived there, through a programme of cultural activities and events, culminating in a celebratory Festival in 2021. This programme of events will also build and leave a sustainable cultural legacy.



At the heart of our approach will be a 'design code' that will act as a guide for all new development on the Becontree, from individual extensions to new homes, buildings, and public spaces. The code will allow us to steer future development so that it lives up to the earliest ambitions of the estate, providing beautiful and interesting homes in an environment that promotes health and happiness. We will work with our residents in developing this code, which should allow the estate to be sympathetically adapted and retrofitted, bringing homes into the 21st Century, whilst bringing shop fronts, parades, high streets, and public spaces back to life. And we know that there must be better facilities for walking and cycling.

Investments are already underway; for instance, the Youth Zone, wider improvements to Parsloes Park and recently agreed funding from the Community Infrastructure Levy for renovations at Kingsley Hall and a range of public realm improvements across the Becontree.

Becontree Heath and Rush Green.

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Our vision. A place where young people will go to prepare for their futures, and where anyone can learn a new skill or follow their passion. A place for high class education, and a place to call home, right next to a country park AND London’s newest film studios. Fantastic new facilities for everyone in the Borough to enjoy.

The arrival of Coventry University London in 2017 marked a watershed moment for the Borough, as higher education returned to Barking & Dagenham. Alongside its close neighbour, the award-winning Barking & Dagenham College, an education and learning quarter is taking shape in the north east of the Borough. Our local college is one of only 12 in the country to have secured Government funding to open a new Institute of Technology, specialising in construction and infrastructure, advanced engineering and robotics, creative digital and IT. Over the coming years, our aim is to build on the presence of these anchor institutions to shape a fantastic and highly liveable neighbourhood in and around Becontree Heath and Rush Green.

New homes have recently completed in this area, with 41 at a Council equivalent rent and 41 for shared ownership in Becontree Heath, followed by more and better affordable homes on Oxlow Lane/ Rainham Road and Stour Road. Crucial to improving the local environment in this part of the Borough, our ‘greening the Fiddlers’ project will improve walking, cycling and air quality around one of the Borough’s busiest junctions, while also enhancing the wider public realm. We have lost funding which was previously earmarked to deliver this due to the impact of the pandemic on TfL’s financial position.



We will therefore need to explore other ways of funding the work. Once delivered this will complement the impact of the Becontree leisure centre with its 50m Olympic sized swimming pool, which was being used by thousands of local people every month prior to the Covid-19. We are working with our leisure provider to ensure people can return safely to this facility.

This part of the Borough is also one of the greenest, with large parks and open spaces for local people to walk, relax and keep fit. Central Park is set for over £2m of new investment, providing a new pavilion, rugby pitches and club house, an amphitheatre, a café, and new play areas for children young and old. Beyond this, we want to develop new ideas and plans to revitalise the underused Eastbrookend country park, to make the most of its potential as a location for people to enjoy themselves, socialise and engage in outdoor leisure activities

Dagenham East, the Village and beyond.

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Our vision. A centre for media, science and technology. The jobs of tomorrow, right next to the historic heart of the Borough. From village life to fibre optics. A place in which stories about the Borough’s past inspire the storytellers of tomorrow. Films, not Fords!

To the east of the Borough, our vision is to see a new centre of science, media and technology, rising up from where the old May & Baker factory used to dominate the landscape, just down the road from the education centre at Becontree Heath. A huge new data centre is under construction, which will help to power the digital economy in east London, alongside the newly opened Travelodge and Costa coffee. That will be followed by premier new film studios, plans for which received planning permission in the Spring. Dagenham East is already a leading film location and Secret Cinema saw over 100,000 people come to the site during its recent run. Added to this will be the development of a cutting-edge research lab, run by UCL. To improve connectivity, we will be making the strongest possible case for the C2C line to stop at Dagenham East.

Huge change on this scale will have knock on benefits to the wider area, and we’ll be looking for opportunities to build new homes in this part of the Borough, accessible to local people. In time we want to see the re-development of the Stirling industrial estate, off Rainham Road, to provide space for these new higher value, modern industries. We also want to strengthen Dagenham Heathway as a vibrant and diverse district centre, making the most of the Council’s significant ownership of the shopping parade and providing more homes for local people



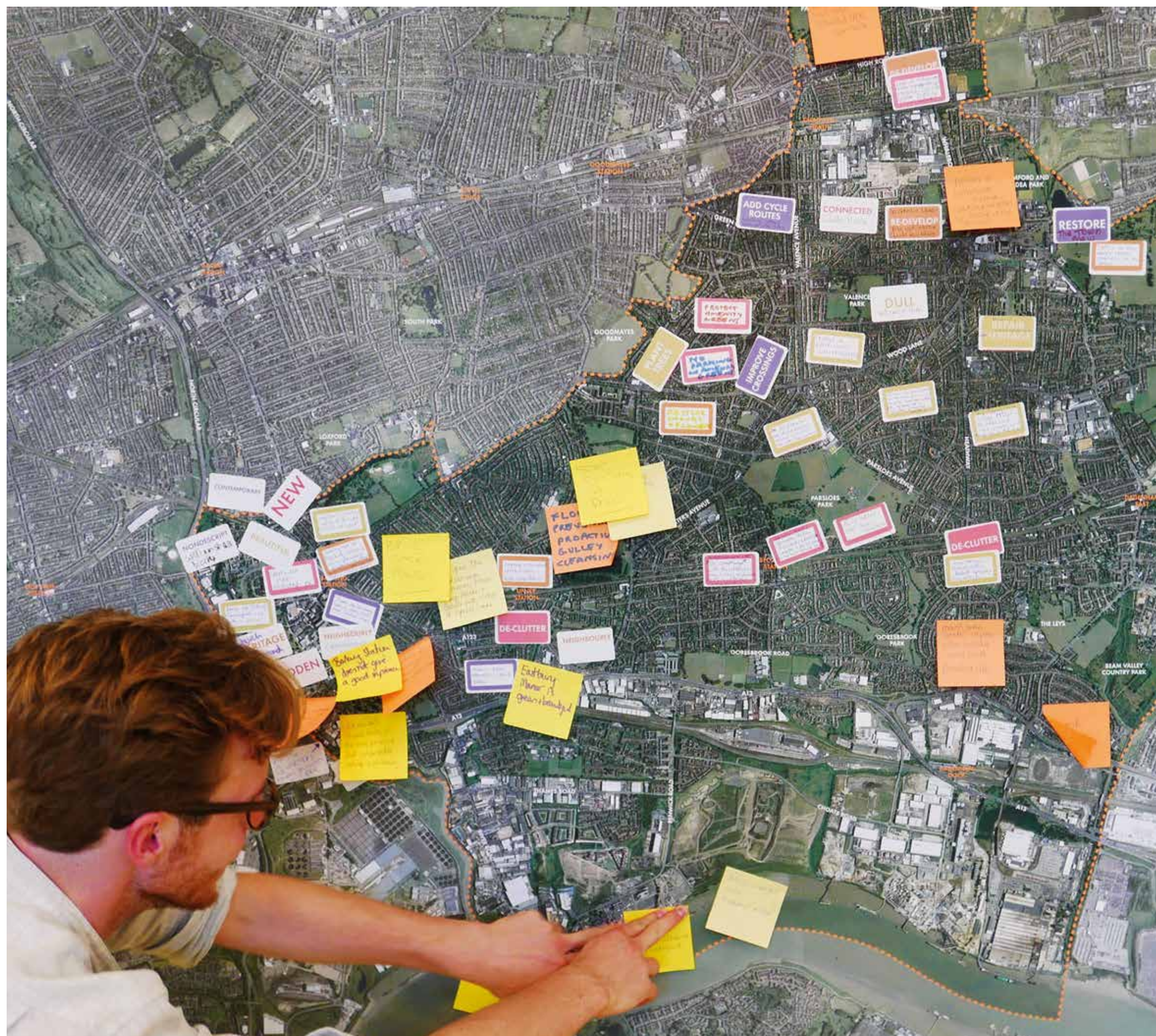
in an area with good transport links. This part of the Borough also contains one of its jewels: Dagenham village. We are committed to preserving the best of the Village’s history, especially the church and Cross Keys Pub, and using sympathetic development to restore some of the features and spirit that have sadly been lost over the decades.

And finally...

If we are to deliver on our vision for the Borough and its neighbourhoods, then it is critical that we have the right planning policy framework to support and enable it. At the same time, we must be able to tell the story of how the Borough is changing, inviting residents to play their part in shaping, refining, and delivering the vision for their neighbourhood over time. This means being focused, over the next couple of years on:

Submitting our updated Local Plan to the planning inspectorate for approval (plus any additional Supplementary Planning Documents as needed).

Using 'Borough & Me: The story of Barking and Dagenham, past, present and future' to create a strong dialogue with local residents about our vision and plans for regeneration across B&D, making use of online and face to face engagement.





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