

# Planning for the future of Barking and Dagenham

## Borough Wide Development Policies Development Plan Document



Adopted March 2011



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# Chapter 1: Introduction and Context

## **The Barking and Dagenham Local Development Framework**

- 1.1 This report forms part of a significant stage in the London Borough of Barking and Dagenham's work to replace the old-style Unitary Development Plan (1995) with a new Local Development Framework or LDF. The requirement to produce an LDF was established by the Planning and Compulsory Purchase Act 2004, which came into force in September 2004.
- 1.2 The Barking and Dagenham LDF, together with the London Plan (prepared by the GLA), will provide the new "Development Plan" for Barking and Dagenham.
- 1.3 The LDF can best be viewed as a folder which contains a number of documents. This document contains a set of detailed policies that build upon the LDF Core Strategy (2010) and that will be of particular use in determining planning applications during the plan period 2010 - 2025.

## **Consultation and Sustainability Appraisal**

- 1.4 The Core Strategy and Borough Wide Development Policies Pre-Submission Consultation Statement explains how community involvement has been undertaken and how views have been taken into account throughout the stages leading up to the submission of these two DPDs.
- 1.5 One of the key ingredients of the new LDF system is the recognition of the need for the earliest and fullest public involvement in the preparation of the new Plan. The Consultation Statement explains the process which has been undertaken and how comments have influenced the form of the submission Core Strategy and Borough Wide Development Policies, commencing with consultation on broad issues and options, followed by the "preferred options" for the Core Strategy and Borough Wide Development Policies which were published for discussion during March, April and May 2007.
- 1.6 The Borough Wide Development Policies Sustainability Appraisal or SA is a formal part of the process, and is intended to ensure that the LDF achieves sustainable development.
- 1.7 At the same time as the main LDF documents are prepared the Council must undertake a separate and concurrent evaluation of the sustainability of the choices considered, and the options preferred. An SA has been produced along with the Borough Wide Development Policies, the latest version of which – the Final Sustainability Appraisal

– specifically relates to the submission Borough Wide Development Policies.

- 1.8 Recommendations from the SA have influenced the submission Borough Wide Development Policies.

### **Monitoring and Implementation**

- 1.9 As the Borough Wide Development Policies are focused on implementing the Core Strategy then their success will be measured against the comprehensive suite of indicators and targets set out in the Core Strategy Monitoring and Implementation Framework. Performance of the Borough Wide Development Policies will be reported in the Council's Annual Monitoring Report. Where it is found that a policy in the Borough Wide Development Plan Document is underperforming then the Council may take action to remedy this including:
- Preparing a more detailed Supplementary Planning Document to provide more guidance on how the policy should be implemented.
  - Ensuring the policy is being properly interpreted by those involved in the development process within and outside the Council.
  - Liaising with developers to understand why a particular policy is proving hard to achieve and putting in place interim measures to address this.

### **The Role of this Borough Wide Development Policies DPD**

- 1.10 The Borough Wide Development Policies DPD is one of the set of LDF documents. It will provide interpretation, explanation and further detail to the LDF's Core Policies through establishing detailed Borough Wide Development Policies, pointing to where further guidance can be found, and explaining the practical means of implementing the Core Policies.
- 1.11 Government guidance identifies the potential for a DPD concerned with "development control" policies, which sets out the criteria against which planning applications for the development and use of land and buildings will be considered. The roles identified above include this function. However, this alone would be a narrow and overly negative view of the potential for this DPD. In the case of the Barking and Dagenham LDF, it provides the opportunity to cover matters in more detail than the broad strategy contained in the Core Strategy. Precisely for this reason, this DPD is titled "Borough Wide Development Policies" (rather than "development control policies").

- 1.12 This DPD seeks to fulfil a key role in developing the “spatial planning” approach intended by the Government in introducing the new LDF system. Spatial planning concerns itself with places, how they function and relate together – and its objectives should be to manage change to secure the best achievable quality of life for all in the community, without wasting scarce resources or spoiling the environment. The new process requires the local authority and other agencies to work much more closely together, and to co-ordinate their activities to achieve agreed objectives. Thus the Borough Wide Development Policies DPD includes not just development control policies, where these remain necessary, for instance, to protect residential amenity, but also positive and promotional policies that indicate how the vision and objectives set out in the Core Strategy will be taken forward.

### **The Format of the Borough Wide Development Policies DPD**

- 1.13 The primary purpose of the Borough Wide Development Policies DPD is to help articulate and deliver the Core Strategy, and it thus seeks to address what guidance is necessary to help its implementation. It means that development policies are included when, and only when, they are necessary to assist in that respect, and when they add value. The relationship between the Borough Wide Development Policies and the Core Strategy Policies is shown throughout this document, which is structured by four of the themes on which the Core Strategy is organised.
- 1.14 The Proposals Map shows the boundary of the designations which arise from the Borough Wide Development Control Policies as well as the Core Strategy policies. It will also be necessary to update the Proposals Map on adoption of the Barking Town Centre Area Action Plan and the Joint Waste Plan.

### **Structure of this Development Plan Document**

- 1.15 Chapters 2-5 contain a set of detailed Borough Wide Development Policies which build on the broader policies set out in the Core Strategy and which will be of particular use in the determination of planning applications. They will also help to ensure that development takes places in line with the Core Strategy Vision and Objectives.

## Chapter 2: Sustainable Resources and the Environment

Sustainable Resources and the Environment Borough Wide Development Policies:

- BR1: Environmental Building Standards
- BR2: Energy and On-Site Renewables
- BR3: Greening the Urban Environment
- BR4: Water Resource Management
- BR5: Contaminated Land
- BR6: Minerals
- BR7: Open Space (Quality and Quantity)
- BR8: Allotments
- BR9: Parking
- BR10: Sustainable Transport
- BR11: Walking and Cycling
- BR12: Hazardous Development
- BR13: Noise Mitigation
- BR14: Air Quality
- BR15: Sustainable Waste Management

### **POLICY BR1: ENVIRONMENTAL BUILDING STANDARDS**

**All developments are expected to meet high standards of sustainable design and construction.**

**Applicants for all major and strategic developments must produce an environmental assessment such as the Building Research Establishment's Environmental Assessment Method (BREEAM) or the Department for Communities and Local Government's Code for Sustainable Homes showing the likely rating to be achieved under a formal BREEAM or Code for Sustainable Homes assessment.**

**The following minimum standards for housing developments are encouraged:**

<b>Assessment Method</b>	<b>Strategic Development</b>	<b>Major Development</b>
<b>Code for Sustainable Homes</b>	<b>Level 4 – 5</b>	<b>Level 3 – 4</b>

**The range of standards set out above reflect the fact that the Council will apply the higher minimum standards as the plan period progresses, reflecting industry advancements and expectations by regional and central government bodies.**



Minimum standards for non-housing developments:		
Assessment Method	Strategic Development	Major Development
BREEAM	Excellent	Very Good – Excellent

Minor non-housing developments are encouraged wherever possible to seek and achieve very good BREEAM standards or higher.

Where there is no standard assessment procedure in place for a particular type of development, applicants for all major and strategic developments are expected to undertake a bespoke BREEAM assessment to ensure that high environmental building standards are met.

For major and strategic developments, there may be exceptional circumstances, for example due to economic viability, where achieving targets in this policy is not appropriate. In such cases applicants should liaise with the Council at an early stage to discuss a suitable strategy for ensuring high environmental building standards are maintained.

If, in the future, appropriate environmental building standards are developed at a national level (e.g. through the establishment of A Code for Industrial Buildings to replace BREEAM for offices), this will supersede relevant parts of this policy.

## REASONED JUSTIFICATION

### Importance of sustainable design and construction

- 2.1.1 The use of sustainable design and construction methods in new development reduces our impact on climate change, it helps us to adapt to climate change and to limit pollution arising through new development. For example, using building materials with low embodied energy will help reduce carbon dioxide emissions, incorporation of vegetation in and around buildings helps us to adapt to climate change and specifying a boiler with low NOx emissions will help to minimise air pollution.
- 2.1.2 This policy aids the implementation of Policy 4A.3 of the London Plan and Policy CR1 of the Barking and Dagenham Core Strategy. More detail is provided in the Planning Advice Note 5 - Sustainable Design and Construction.

### Demonstrating high environmental building standards

- 2.1.3 A template is available from the Council which developers should follow when completing the sustainability statement to be submitted with the planning application. This is available on the Council's website.
- 2.1.4 To ensure successful implementation it is important that high environmental building standards are designed into projects from the outset. It is therefore important that as much information as possible is submitted together with the planning application. In the case of the Code for Sustainable Homes, applicants are strongly encouraged to submit a copy of the design stage assessment certificate at planning application stage. This has real benefits for the developer as it:
- Ensures the full design implications of complying with the Code are fully realised at the planning application stage.
  - Ensures the costs of undertaking the building project are fully realised at planning application stage.
  - Avoids additional costs being placed on the developer at a late stage resulting from design changes necessary to make sure the scheme will comply with the Code.
- 2.1.5 All major and strategic developments must provide a certificated post-construction review, or other verification process agreed with the Council confirming that the agreed standards have been met upon completion of the development.

### The standards

- 2.1.6 The BREEAM and Code for Sustainable Homes assessment methods encompass a number of areas including energy efficiency, waste, water, pollution, nature conservation and sustainable urban drainage systems. The assessment systems are purposely designed to allow a developer flexibility to determine how a certain rating can be achieved. The policy establishes minimum standards to be achieved. These standards are considered to be high enough to ensure delivery of sustainable developments but also possible for developers to achieve in Barking and Dagenham. Higher standards are however achievable as demonstrated by exemplar buildings in the Borough and Greater London and developers should demonstrate that they are striving towards these.
- 2.1.7 Whilst remaining flexible, the Code for Sustainable Homes does include a number of mandatory standards which must be met before certain levels can be achieved.

2.1.8 The mandatory standards for achieving Code Level 3 and 4 include the following:

- Reaching a Dwelling Emission Rate which is a 25% improvement beyond the Target Emission Rate required by Building Regulations Code Level 3.
- Reaching a Dwelling Emission Rate which is a 44% improvement beyond the Target Emission Rate required by Building Regulations Code Level 4.
- Achieving water efficiency levels of no more than 105 litres of potable water per person per day.
- Ensuring three out of five key building elements achieve a good environmental rating as determined by the Green Guide (a publication based on BRE's extensive quantitative data for materials, which has been translated into simple environmental profiles for building elements.
- Ensuring run-off rates and annual volumes of run-off post development will be no greater post development than the previous conditions for the site.
- Ensuring developments provide adequate external storage facilities for recycling.
- Ensuring a construction site waste management plan is produced and implemented.

2.1.9 If, during the plan period, the Government sets higher code levels than those in this policy the Council will revert to these.

## **POLICY BR2: ENERGY AND ON-SITE RENEWABLES**

**All major and strategic development must demonstrate in an energy assessment that heating, cooling and power systems have been selected to minimise CO<sub>2</sub> emissions.**

**The energy assessments should demonstrate the following:**

- **That energy demand is minimised through passive design, appropriate choice of building fabric, appropriate choice of building services (e.g. ventilation with heat recovery), external summer shading and vegetation on and adjacent to proposed developments.**
- **That heating and cooling elements have been designed to reflect the Mayor of London's preference for the use of decentralised energy.**
- **The expected energy and carbon dioxide emissions savings resulting from a development's energy strategy as well as its renewable energy component.**

Developers will be expected to achieve significant carbon reduction targets on both residential and non-residential schemes aspiring to zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019. Wherever feasible, and subject to economic viability, major developments will be encouraged to achieve 20% saving in carbon emissions through the use of on-site renewable generation.

In exceptional circumstances, where developers can prove that physical constraints prevent them from generating energy from renewable sources on-site so as to reach the targets, a financial contribution will be required towards achieving an equivalent benefit by another means.

Electric heating will not be acceptable in new developments unless it can be demonstrated that its utilisation would not prohibit the achievement of significant carbon reduction targets and meet the high environmental building standards as set out in Policy BR1.

**Barking Riverside, the Barking Town Centre Energy Action Area and South Dagenham**

In line with the London Plan, the Council is working with partners to maximise the opportunity to provide new networks supplied by decentralised energy. The Council will therefore expect, where feasible, all major and strategic developments that fall within the Barking Town Centre Energy Action Area, Barking Riverside and South Dagenham to be designed to be capable of linking into the district heating system currently planned as part of the London Thames Gateway Heat Network (by powering developments through decentralised energy systems and being technically compatible).

The renewables target will be reduced to 10% to reflect solar hot water systems and heat pumps will not be appropriate (due to heating and hot water being provided by a community heating network) and the difficulty in meeting the target on electricity generating renewables only.

## **REASONED JUSTIFICATION**

### **Importance of minimising energy consumption in new developments**

- 2.2.1 Minimising the need to use energy in new development reduces its impact on climate change. It will also help to address fuel poverty. This is particularly important when the Borough is expecting a significant volume of new development during the plan period, the majority of which will be housing.

### The Mayor of London's preference for decentralised energy systems

2.2.2 Policy 4A.6 in the London Plan states that heating and cooling infrastructure should be designed to allow the use of decentralised energy and identifies the following order of preference:

- Connection to existing Combined Cooling Heat and Power /Combined Heat and Power.
- Site-wide Combined Cooling Heat and Power / Combined Heat and Power powered by renewable energy.
- Gas fired Combined Cooling Heat and Power/Combined Heat and Power or hydrogen fuel cells, both powered by renewables.
- Communal heating and cooling powered by renewable energy
- Gas fired communal heating and cooling.

### Carbon reduction targets

2.2.3 The environmental building standards for residential and non-residential buildings set out in Policy BR1 will require meeting significant carbon reduction targets. This policy should however be read in the context of national policy to achieve zero carbon homes by 2016, as set out in the Department for Communities and Local Government's 'Building a Greener Future: policy statement' (2007), and all new non-residential buildings to achieve zero carbon from 2019, as set out in the Department for Communities for Local Government's 'Definition of Zero-Carbon Homes and Non-Domestic Buildings (2008).

### The Barking Town Centre Energy Action Area and the Thames Gateway Heat Network

2.2.4 Barking Town Centre has been designated as an Energy Action Area under the Energy Action Areas programme launched by the GLA in 2005. An Implementation Plan for Barking Town Centre Energy Action Area includes plans for a new town centre community heating network. The Implementation Plan was developed in 2006 and provides the evidence to demonstrate that by connecting to this network, developments will achieve an immediate 22% carbon reduction beyond Building Regulations.

2.2.5 The London Development Agency (LDA) is developing a sustainable district energy system referred to as the London Thames Gateway Heat Network. It is a planned hot water transmission network which will connect homes, businesses, schools, hospitals and buildings through the London Thames Gateway. The LDA produced a map in 2008 illustrating the proposed core of the network. South Dagenham, Barking Riverside and Barking Town Centre are shown on this map as

destinations where the network will reach and where future development proposals are to provide heatloads.

- 2.2.6 The Council is working with developers to ensure heating systems within developments are technically compatible with the wide community heating plans and have produced technical specifications for developers to follow. The document 'Community Heating Technical Specifications for Developers' is available to view on the Council's website.
- 2.2.7 The community heating network is only compatible with electricity generating renewable technologies. Heat generating renewable technologies such as solar thermal will not contribute any carbon savings because low carbon heat is already provided through the community heating network. Where developers are making their developments technically compatible by linking in with the planned community heating network, developers will be limited in their choice of renewable technology and the renewables target has been lowered to reflect this.

#### On-site renewable energy

- 2.2.8 The 20% carbon reduction target to be achieved through on-site renewable technology should not be set against Building Regulations. Instead it should be applied once all other energy efficiency measures (including the energy strategy chosen for the development) have been taken into account. The renewables contribution is calculated by comparing predicted carbon emissions from the proposed development (including emissions arising from cooking and use of household appliances) with its renewables component with the same proposal but without its renewables component.
- 2.2.9 Ground sourced heating and cooling pumps can create a risk of pollution to groundwater. As such, a site risk assessment and mitigation strategies will be required to accompany any planning application for a proposed development incorporating this type of energy source. For an open loop system, under the terms of the Water Resources Act 1991, an abstraction license would be required from the Environment Agency for the abstraction of water. The granting of the license would be dependent on the availability of water resources locally and on the acceptability of any resulting impact on the environment and existing protected rights.
- 2.2.10 Exceptions to the requirements of this policy regarding the generation of on-site renewable energy may be allowed where it can be genuinely demonstrated that this would be unviable, for example because of the proposed development type, location or design. In such cases, financial contributions will be required towards other climate change and mitigation initiatives.



2.2.11 The London Renewable Energy Toolkit is available to assist in assessing the feasibility and viability of renewable technologies.

### **POLICY BR3: GREENING THE URBAN ENVIRONMENT**

**The Council will expect, where appropriate, all development proposals to demonstrate that the sequential approach set-out below to preserving and enhancing the natural environment has been followed:**

- **Retain, enhance or create features of nature conservation value and avoid harm.**
- **Mitigate for impacts to features of nature conservation value.**
- **Where there is no viable alternative, compensate for the loss of features of nature conservation value.**

**Where there are no existing features of nature conservation on a site, development should seek to create nature conservation enhancements to help 'green the urban environment'.**

**Examples of nature conservation enhancements include the provision of green walls, bio-diverse green roofs, wildlife gardens, allotments, buffer strips, nesting, and roosting boxes and commitment to the implementation of a Habitat Management Plan.**

**Wildlife corridors will be promoted and encouraged in all new development, particularly through the linking of Sites of Importance for Nature Conservation (SINCs).**

**When planting new greenery close to strategic nature conservation features or sites such as wildlife corridors or sites of nature conservation importance, native species should be used unless it can be proven that an alternative is just as, or more beneficial to, biodiversity.**

**Wildlife habitat creation which contributes towards targets in the London and borough Biodiversity Action Plans will also be sought.**

**Development should not result in excessive hard standing and parking areas. Where a proposal would result in the hard surfacing of a front garden, the choice of materials will need to be agreed with the Council.**

### **REASONED JUSTIFICATION**

2.3.1 The sequential approach ensures that opportunities to preserving and enhancing the natural environment on development sites are exhausted before allowing a negative impact on a feature of biodiversity value. If negative impacts can not be avoided mitigation

measures are then identified which can help minimise the negative impact through a change in the design or operation of a development. Lastly, where there is no viable alternative, there should be compensation for the loss of a feature of nature conservation value. When considering compensation for habitat loss, the aim should always be to replace 'like for like' or better. For development that does not involve significant new development for example, shop fronts or satellite dishes the sequential approach does not apply.

- 2.3.2 Native tree species include oak, ash, alder, field maple, European larch and birch. Further guidance on the impact development can have on trees will be set out in the Supplementary Planning Document 'Trees and Development'.
- 2.3.3 The Council's Supplementary Planning Document 'Biodiversity, How biodiversity can be protected and enhanced in the development process' will provide additional guidance to applicants on how biodiversity should be protected and enhanced in the Borough.
- 2.3.4 Further guidance on design measures which may be appropriate for ecological enhancement, mitigation or compensation can be found in:
- Green Roofs – Planning Advice Note 1 (2005), London Borough of Barking and Dagenham.
  - Biodiversity by Design, A Guide for Sustainable Communities (2004), Town and Country Planning Association.
  - Building Green – A guide to using plants on roofs, walls and pavements (2004), Greater London Authority.
  - Design for Biodiversity, A Guidance Document for Development in London, The London Development Agency.
- 2.3.5 The Mayor and the London Biodiversity Partnership have identified targets for the creation and restoration of priority habitats. These targets are in the London Biodiversity Action Plan. In consultation with the Local Biodiversity Partnership (the Local Wildlife Partnership), the London Biodiversity Partnership and Natural England, the Council will identify borough wide targets for the creation of new habitats and will set these out in future Local Biodiversity Action Plans.

#### **POLICY BR4: WATER RESOURCE MANAGEMENT**

**Development proposals which would pose an unacceptable threat to the quantity or quality of the Borough's water resources will not be permitted. This includes pollution caused by water run-off from developments into nearby waterways.**

**Proposals which seek to maintain or improve the quality of watercourses and groundwater, to create new lakes and ponds, will be permitted, provided the proposal is acceptable in relation to all other**

relevant LDF policies.

**Development must ensure that greenfield surface water run-off rates are achieved, where possible, through the use of Sustainable Urban Drainage Systems (SUDS).**

**The Council will expect new development to achieve a high standard of water efficiency, by incorporating appropriate measures to minimise the use of water by reduction, reuse and recycling. It is expected that major and strategic housing developments will not exceed the maximum usage of 105 litres of potable water per person per day.**

## **REASONED JUSTIFICATION**

- 2.4.1 The chemical and biological water quality of the Borough's rivers is in need of improvement. River water quality is affected, among other things, by urban run-off and polluted surface water outfalls.
- 2.4.2 For new development, ensuring that greenfield surface water run-off rates are achieved where possible, will help to minimise impacts on water contamination and will also have benefits in reducing the risk of local flooding.
- 2.4.3 London is amongst the driest capital cities in the world with water shortages happening quite regularly. In the Thames Water Region there has been a water shortage because, since November 2004, there has been below-average rainfall in every month except three. In 2006, it was the first time in 15 years that a ban on the use of hosepipes or sprinklers had occurred. The effects of climate change are likely to further reduce supply of water and increase demand.
- 2.4.4 Designs for buildings and landscaping should incorporate measures to avoid water wastage. Appropriate specification of bathroom and kitchen appliances can help to achieve major savings in water consumption throughout the life of the building. The standard of a maximum of 105 litres of potable water per person per day for new residential developments has been established in order to address the fact that drinking water is becoming an increasingly limited resource. It is also one of the mandatory standards required to meet Code Level 3 and 4 in the Code for Sustainable Homes. An array of measures may be needed to achieve this standard. Examples include the specification of taps and showers with a low flow rate, the utilization of rainwater harvesting and the use of greywater for flushing toilets.
- 2.4.5 Further guidance on how to manage water resources is set out in Planning Advice Note (PAN) 5: Sustainable Design and Construction.

## **POLICY BR5: CONTAMINATED LAND**

**A risk based approach will be applied to development and land contamination.**

**Development on or near land that is known to be contaminated or which may be affected by contamination will only be permitted where:**

- **an appropriate site investigation and risk assessment (agreed by the local planning authority) has been carried out as part of the application to identify any risks to human health, the natural environment or water quality; and**
- **where contamination is found which would pose an unacceptable risk to people's health, the natural environment or water quality, the Council will impose a condition to ensure the applicant undertakes the remedial measures agreed as necessary by the Council to ensure that the site is suitable for the proposed end use and the development can safely proceed.**

**Development will not be permitted if it would lead to the future contamination of the land on the site or elsewhere.**

## **REASONED JUSTIFICATION**

- 2.5.1 This policy is expected to apply to land within a 50 m buffer zone of contaminated land but it may vary on a site by site basis depending on the type of contamination and is therefore subject to the Council's discretion.
- 2.5.2 In line with national and regional trends, the London Borough of Barking and Dagenham receives a large number of applications for re-use of previously developed land. In some cases previous uses of these sites have resulted in contamination which can affect people's health, the natural environment and water quality. New development presents an opportunity to remediate this.
- 2.5.3 The Council's priorities in dealing with contaminated land are listed in the Contaminated Land Strategy (2001). The priorities are to protect human health, controlled waters and ecosystems; to prevent damage to property; to prevent any further contamination of land; to encourage the voluntary clean up of contaminated land by owners, occupiers or developers; and to encourage the re-use of brownfield land for redevelopment. The strategy also ensures that when development is planned on land that may be contaminated, a full site inspection and risk assessment is carried out to enable the land to be made fit for its proposed use. When determining whether a site is potentially contaminated, liaison with the Environmental Protection Team will be required. Where a site is known to be potentially contaminated, the Environmental Protection Team will determine whether the site

investigation, risk assessment and remediation of land strategy have been carried out to acceptable standards. Applications for development on sites with known or suspected contamination will be referred to the Environment Agency and other key agencies where appropriate.

#### **POLICY BR6: MINERALS**

**Planning permission for recycling (construction and demolition waste), aggregates bagging, concrete batching plant and minerals processing at Marks Warren Farm will only be granted if no significant adverse impacts are caused to the environment or human health. This includes ensuring:**

- **Environmental disturbance for the periods of the operation are minimised by means of, for example, tree planting and land grading schemes, visual screens, acoustic baffles, siting of plant and buildings, limitation of working hours, direction of working and by relating excavation to progressive restoration to minimise the extent of the area open at any one time.**
- **Subject to part 19 of the General Development Plan Order 1995, ancillary buildings, structure, plant or equipment in the Green Belt are essential to the operation and preserve the open nature of the Green Belt, and that their materials are sympathetic to the landscape and their impact is minimised by appropriate siting and screening where necessary.**
- **There are no significant adverse effects on sites of protected or priority species or habitats in line with the Council's Biodiversity Action Plan; sites of historical, geological or archaeological importance; or the Chadwell Heath Gun Site Conservation Area.**
- **There are no significant long term adverse effects on the landscape.**
- **Particle emissions meet EC and UK standards.**
- **There are no adverse noise and dust impacts with regard to Annexes 1 and 2 of MPS2: 'Controlling and Mitigating the Environmental Effects of Minerals Extraction in England-Noise'.**
- **There is no significant adverse effect on safety and amenity from vehicular traffic. When considering the traffic implications the Council will not only consider the effect on roads, but also along routes leading to the site.**
- **It does not create land instability.**
- **There is no significant adverse effect on ground or surface waters, flooding, and air quality.**
- **The processing will assist in the restoration of the minerals extraction site.**

**Following completion of extraction, processing and other associated operations, the site should be restored to the highest standards and secure a beneficial and acceptable use in line with Green Belt objectives.**

**As Barking and Dagenham is not required to meet the London Plan apportionment for land won aggregates, permission will not be granted for the opening of further sites.**

## **REASONED JUSTIFICATION**

- 2.6.1 Barking and Dagenham is not one of the London Boroughs required by Policy 4A.32 of the London Plan to meet an additional apportionment for land won aggregates. This policy will be reviewed if regional demand and policy changes.
- 2.6.2 The Borough does, however, have an existing reserve outside of the apportionment – the Brett Lafarge site at Marks Warren Farm. In accordance with Minerals Planning Statement 1: Planning and Minerals, impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals should be prevented or reduced as far as possible. Policy 4A.31 of the London Plan similarly identifies that DPDs should adopt the highest environmental standards for minerals working.
- 2.6.3 Any proposals for minerals processing at this site should be submitted following discussions with the Council and other organisations whose interests may be affected.

## **POLICY BR7: OPEN SPACE (QUALITY AND QUANTITY)**

**In areas of existing open space deficiency, the Council will require strategic and major housing developments to make provision (either on-site or in the vicinity of the proposed development) to assist in overcoming the deficiency. Such provision may include (but is not limited to):**

- **Creation of new open space.**
- **Improvements to the accessibility of open space including green linkages (as set out in the Landscape Framework Plan contained within the Urban Design Framework Supplementary Planning Document).**
- **Improvements to the quality, character, historic and biodiversity value of existing open spaces.**

**Areas of open space deficiency will be determined by quantitative, qualitative and accessibility standards. When identifying appropriate improvements, the following should be taken into account:**

- **Additional needs for more open space arising from the proposed development.**
- **Identified needs in the locality for parks and open space, outdoor**



**sports facilities, open space for community use, play areas and equipment for children, facilities for young people and teenagers, and allotments.**

- **Additional impact and demand which the proposed development will have on existing open spaces.**

## **REASONED JUSTIFICATION**

- 2.7.1 In line with PPG17 the Council has undertaken an assessment of existing and future needs for open space, sport and recreation. This assessment shows that overall the Borough has a relatively good quantity of public open spaces at present but that this will come under increasing pressure as projected population increases are realised. The assessment also shows that there are existing quantitative deficiencies in specific parts of the Borough and that the accessibility of the parks themselves can be improved. The assessment also shows that there is a need to improve quality in our parks and open spaces. Qualitative assessments reveal that parks score poorly for their range of facilities and poorly for their quality. In terms of play provision for children and young people, the assessment shows there is an existing deficit of play provision for children and young people in a number of wards and that with projected population increases it is paramount that these shortages are addressed as new development comes on board. Sports standards are covered in BC5.
- 2.7.2 Quantitative, qualitative and accessibility provision standards for play, open space, natural greenspace, sport and recreation provision will be established as part of the Council's Supplementary Planning Document on Community Benefits.

## **POLICY BR8: ALLOTMENTS**

**The Council has reviewed all allotments in the Borough to confirm whether any should be reallocated for development. The allotments the Council has resolved to afford protection to are set out in the Site Specific Allocations DPD. These are allocated as local open space and protected under Core Strategy Policy CM3.**

## **REASONED JUSTIFICATION**

- 2.8.1 Allotments are an important component of open space which provide recreational value, support biodiversity, and contribute towards healthy lifestyles through physical exercise and the chance to grow fresh produce.

- 2.8.2 As an outer London Borough, Barking and Dagenham must, if it believes there is a demand, provide a sufficient quantity of plots and to lease them to people living in its area. This is a statutory requirement.

## **POLICY BR9: PARKING**

### **Parking Standards**

The car parking standards set out in the London Plan will be used as maximum parking standards for new developments. TfL's cycle parking standards, will be used as minimum parking standards for new developments.

Final levels of provision for each development will be agreed having taken the following issues into consideration:

- The local environment and accessibility of the site.
- On-street parking availability.
- Access and amenity impacts.
- Road network capacity constraints.
- Traffic flows.
- Development type.
- Existing and planned public transport provision.

These considerations should form part of the overall Transport Assessment for each development.

### **Car Free Housing Developments**

The Council welcomes car free housing developments, but only where the potential impact on on-street car parking can be managed. Areas most suitable for such developments are areas of higher public transport accessibility levels (such as Barking Town Centre) and Controlled Parking Zones (CPZs).

### **Managing the Impact of Street Parking**

The design of on-street car parking can impact on safety, street activity and the visual attractiveness of urban environments.

Car parking on residential streets should be designed so that:

- Car parking does not inconvenience pedestrians and cyclists. It should be designed so that the street is easily and safely crossed at many points by pedestrians, including people using wheelchairs.
- The design of the street prevents footway parking and parking that obstructs pedestrians, in particular people with visual impairments.
- Car parking does not dominate the street. Residential streets should be designed to encourage social activity in a safe place. The design of car

**parking should fit into this overall aim.**

- **Car parking improves safety for all road users. This can be achieved through the design of the street and ensuring the layout of car parking encourages other drivers to drive with caution.**

## **REASONED JUSTIFICATION**

2.9.1 This policy is consistent with Barking and Dagenham's Local Implementation Plan (LIP). The LIP seeks to reduce car parking dependence in the most accessible locations (town centres and areas of high PTAL). It also recognises that development schemes can vary greatly within a use class and that transport assessments are necessary in order to determine the appropriate level of parking provision, as well as whether sufficient transport capacity exists in the transport network for the particular scheme.

### Managing the impact of street parking

2.9.2 This policy applies both to the design of new development and the re-design of existing streets.

2.9.3 Where courtyard parking is allocated, the street should be designed to minimise on street car parking except for disabled car users and car club users.

2.9.4 Every effort should be made to minimise the detrimental impact that on-street parking can have on safety, street activity and the visual attractiveness of urban environments.

2.9.5 Guidance on managing on-street car parking can be found in the Department for Transport's Manual for Streets 2007.

## **POLICY BR10: SUSTAINABLE TRANSPORT**

**The Council is committed to reducing the need to travel and encourage modal shift away from the private car towards healthy and sustainable transport initiatives and choices in the following ways:**

- **Supporting the retention of local shops, community services and facilities within walking distance of residential neighbourhoods, particularly where this supports the town centre hierarchy.**
- **Directing new development towards locations that are easily accessed by public transport, pedestrians and cyclists (or where new sustainable transport infrastructure is planned and which will be in place when the proposed development takes place).**
- **Encouraging improved interchange facilities and north-south transport links (for example a high quality bus route connecting Marks Gate to Dagenham Dock station) and expecting proposals to**

demonstrate how new areas of development are linked to key facilities.

- Seeking developer contributions for sustainable transport improvements where this is made necessary by the new development either in itself or as part of the cumulative impact of proposals in the area.

In accordance with Policy 3C.2 of the London Plan, developers will be required to submit a transport statement together with a planning application where there are any identifiable transport impacts or a transport assessment and a travel plan where there are significant transport implications.

Proposals for new development or changes of use will be assessed subject to their potential impact on the surrounding transport and road network. Existing or planned transport capacity must be sufficient to allow for travel generated by a proposed development.

Impacts on the following will be considered when assessing new roads, alterations to existing roads and development proposals:

- Public transport.
- Pedestrian and cycling infrastructure.
- Road network capacity.
- Road safety.
- The natural environment.
- The economy and areas designated for regeneration.
- Accessibility to amenities.

Traffic management measures designed to improve or facilitate vehicular movement will also be expected to provide a safe, convenient, and pleasant environment for pedestrians and cyclists and to accommodate public transport wherever appropriate.

## **REASONED JUSTIFICATION**

### Transport Assessments and Travel Plans

2.10.1 Planning Policy Guidance 13 Transport advises that a Transport Assessment (TA) should be submitted as part of any planning application where the proposed development has significant transport implications. The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes the TA should simply outline the transport aspects of the application, while for major proposals, the TA should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give

details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts.

2.10.2 Guidance on preparing Transport Assessments can be found in the Department for Transport's Guidance on Transport Assessments (March, 2007). This provides guidance on undertaking both a Transportation Statement – 'for developments with minor transportation impacts' and a Transportation Assessment – 'for developments with significant transportation impacts'; and

- Transport for London. Transport Assessment Best Practice Guidance. 2010  
<http://www.tfl.gov.uk/businessandpartners/commercialopportunities/6010.aspx>  
(this applies to all applications that are referred to the Mayor)
- Transport for London. Guidance for Workplace Travel Planning. 2008
- Transport for London. Guidance for Residential Travel Planning. 2008

2.10.3 A Travel Plan is required to accompany all TA's and, where appropriate, be provided as a condition or section 106 agreement on planning permissions to mitigate any negative impacts on the transport network. Otherwise, the thresholds for Travel Plans contained within Transport for London's "*Guidance for Residential Travel Planning in London*" and "*Guidance for Workplace Travel Planning for Development*" should be followed.

#### The road network

2.10.4 The Local Implementation Plan states that the Council will manage the roads in the Borough within a hierarchy of Transport for London Road Network (TLRN), trunk, principal and local/access roads while fully considering economic, social and local environmental needs. The category of the roads within the road hierarchy will dictate its function and character. This includes trunk and principal roads (linking trunk roads, strategic centres and being the main bus routes) where major travel generating uses and/or areas of regeneration that rely on car or lorry use should ideally be located; and minor roads, where there is a presumption in favour of access and amenity, particularly for residents, pedestrians and cyclists. The following trunk roads have been designated as Priority Red Routes: the A406 Barking Relief Road, the A13 Newham Way – Ripple Road – New Road, and the A12. In addition, the A13, A12 and A406 have been designated as part of the Transport for London Road Network (TLRN).

## Traffic management measures

2.10.5 Government guidance (Planning Policy Guidance 13: Transport) seeks to promote travel safety for all modes of transport. This seeks to provide for the safety of pedestrians, cyclists and occupants of vehicles through the design and layout of footpaths, cycleways and roads. Planning can also influence road safety through its control of new development and the adaptation of existing development to match the needs and safety of all in the community from the outset. A range of traffic management tools are available to local government in order to improve the quality of the public environment by improving safety, amenity, attractiveness for all users (including pedestrians and cyclists) and nearby residents. Traffic management measures such as Home Zone designations for local streets can help lower the speed of vehicle traffic and improve the safety for people of all ages and abilities. Often such measures can be drawn up in consultation with the local community.

### **POLICY BR11: WALKING AND CYCLING**

**The Council will protect and improve conditions for cyclists and for pedestrians, including those with visual and mobility impairment and will expect the design and layout of new developments to contribute to a high quality, integrated footpath and cycle network.**

**Where appropriate, new pedestrian routes should link up with designated local and long distance walking routes identified in the Barking Town Centre Movement Strategy, Dagenham Heathway Public Realm Strategy, the eight 'Just Walk' routes identified by the local Primary Care Trust and the Council's Sport Development Unit, and the six strategic walking routes identified by the Mayor of London. New cycling routes should link up with the London Cycle Network, the local cycle network as well as Green Corridors identified in the Local Implementation Plan.**

**The design and layout of new development should take account of the needs of cyclists and walkers, for example by providing:**

- **Safe, secure, convenient, accessible and direct access for pedestrians and cyclists to, from and within development.**
- **High quality pavement surfaces, attractive landscape design and architecture providing for minimal disruption from noise, fumes and associated nuisances caused by proximity to motor traffic.**
- **High quality cycle routes, segregated, where possible, from motorised and pedestrian traffic.**
- **High quality riverside walks and cycle paths.**
- **Public access to riverfronts.**
- **Sufficient, convenient, safe and secure cycle parking facilities and where possible integrated.**



- **Showers and changing room facilities within appropriate development (e.g. offices and places of education).**
- **Well signed, lit and maintained pedestrian and cycle paths.**

## **REASONED JUSTIFICATION**

- 2.11.1 The Borough is working with TfL and Sustrans to design a stretch of National Cycle Network Route 13 through the Dagenham Dock area. This is a long term project which it is hoped will kick start development of the route within the Barking and Dagenham.
- 2.11.2 Further information and guidance on the Council's policy on walking and cycling is found in the Local Implementation Plan (LIP) published in 2008. Chapter 5 sets out a five year programme that the Council will seek to undertake between 2006/07 and 2010/11. Following the publication of the Mayor's Transport Strategy in 2010, the Council is in the process of producing a new LIP to cover the period 2011/12 – 2013/14. The revised LIP will also provide information and guidance on waling and cycling in the Borough.
- 2.11.3 The LIP provides a number of priorities for walking and cycling in the Borough. The Council intends to provide links to some of the Mayors six strategic walking routes. The eight 'Just Walk' routes (identified by the local Primary Care Trust and the Council's Sport Development Unit), use footpaths in the Borough's parks and provide opportunities for the community to improve their health and fitness. In relation to cycling, the Council will improve conditions for cycling and cycling facilities including off-highway cycle routes through parks and green spaces (referred to in the LIP as 'Green Corridors'). Also, a series of local and long distance walking routes have been designated in the Barking Town Centre Movement Strategy (adopted in July 2005), and the Dagenham Heathway Public Realm Strategy (adopted in May 2005).
- 2.11.4 Pedestrians and cyclists will also benefit from many other policies including those on urban design and environmental quality.

## **POLICY BR12: HAZARDOUS DEVELOPMENTS**

**The Council will resist development proposals where the actual or potential effects of hazardous or other activities are likely to be detrimental to public health or amenity.**

**In considering proposals for hazardous development account will be taken of the following:**

- **The nature and scale of the proposed hazardous development.**

- **The need to keep hazardous activities separate from other uses likely to be sensitive, in order to prevent potential conflicts and to protect the health, safety and amenity of the general public.**
- **The movement of hazardous substances in association with the proposed hazardous development.**
- **The need for special precautions to protect future users of the site and any other affected land.**

**Proposals for the development of land within the vicinity of establishments where hazardous substances are present, will only be approved where the Council is satisfied that the development can be safely constructed and occupied.**

## **REASONED JUSTIFICATION**

2.12.1 A hazardous development is defined by the presence of a dangerous substance listed in Schedule 1, Column 1 of the Control of Major Accident Hazard Regulations 1999.

2.12.2 The Health and Safety Executive provides guidance on understanding the risks involved in locating hazardous development within urban environments. It is not the role of the planning system to control the processes involved in hazardous development but it is the role of planning to focus on whether the development itself is an acceptable use of land as well as the impacts related to it.

2.12.3 The purpose of this policy is to ensure that any hazardous development in the Borough will not adversely affect other uses of land.

## **POLICY BR13: NOISE MITIGATION**

**Any new developments likely to generate harmful levels of noise will be directed away from existing noise sensitive locations, or areas allocated for noise sensitive developments .**

**Where it is not possible to fully separate noise sensitive and noise generating land uses, planning permission will only be granted if there will be no exposure to noise above an acceptable level. To achieve this, measures should be taken to minimise noise and mitigate its impact in accordance with Policy 4A.20 of the London Plan.**

**New noise-sensitive development (such as housing, schools and hospitals) will not normally be permitted in the vicinity of existing noisy developments such as those included in the noise exposure category D in PPG24.**

## REASONED JUSTIFICATION

- 2.13.1 Housing, hospitals and schools are generally regarded as noise-sensitive developments and land uses. Major sources of noise include road, rail and air transport and certain types of industrial development. To determine whether noise is likely to be a determining factor in the consideration of applications for residential development, reference should be made to the Noise Exposure Categories set out in government guidance Planning Policy Guidance Note 24 Planning and Noise.
- 2.13.2 The purpose of this policy is to protect existing and new residents from unacceptable levels of noise as well as to ensure that continuing vital employment and industrial uses are not compromised.
- 2.13.3 The Mayor's Ambient Noise Strategy aims to minimise the adverse impacts of noise through better management of transport systems, better town planning and better design of buildings. Sound-conscious urban design techniques are therefore suggested. These include façade continuity and 'quiet side'; spaces between buildings; side streets and 'side on' buildings; façade reflectivity; noise and height; dual facades and window design; shallow floor plates, ventilation and cooling; vehicle access and parking; maintenance and cleaning; and features of soundscape interest. The guidance also recommends the inclusion of a 'source-pathway-receptor' sequence. This is in accordance with the widely-accepted 'polluter pays' principle in which the responsibility for noise is, in the first instance, given to the noise-maker.

### **POLICY BR14: AIR QUALITY**

**Where development is likely to have a significant negative impact on air quality, the Council will request the submission of an air quality impact assessment. The Council will have regard to national air quality strategy objectives and consider whether the development is expected to:**

- **Lead to a breach or worsening of a breach of an EU Limit Value (this can include introduction of new exposure to cause a breach).**
- **Lead to a breach or worsening of a breach of an Air Quality Objective, or cause a new Air Quality Management Area to be declared.**
- **Interfere with or prevent the implementation of actions within an Air Quality action plan.**
- **Interferes with the implementation of a local Air Quality Strategy.**
- **Leads to an increase in emissions, degradation in air quality or increase in exposure below the level of a breach of an Air Quality Objective.**

**Permission will only be granted where mitigation measures are introduced which bring the levels of air pollution to an acceptable level. Mitigation should include:**

- **Transport related measures – these should include reducing the need to travel by car.**
- **Non- transport related including the contribution to the Council’s air quality action plan and monitoring programme.**
- **Building design - incorporating sustainable design and construction techniques (including planting schemes such as vegetated walls and appropriate trees).**

## **REASONED JUSTIFICATION**

2.14.1 This policy ensures that in line with Policy 4A.19 of the London Plan, air quality is taken into account when developing and assessing planning applications.

## **POLICY BR15: SUSTAINABLE WASTE MANAGEMENT**

**Sustainable waste management will be achieved by:**

- **Producing less waste.**
- **Using waste as a resource, including for the generation of energy, wherever possible.**
- **Prioritising waste management according to the following hierarchy: reduction, re-use, recycling and composting, energy recovery and disposal.**
- **Ensuring all waste is handled in the most sustainable manner, without endangering human health or harming the natural environment.**
- **Ensuring sufficient and timely provision of waste management facilities in appropriate locations, including for waste disposal, to meet the needs of communities and accommodate waste management capacity requirements for at least the next 10 years.**
- **Ensuring new waste management facilities do not detract from the quality or character of distinct areas.**
- **Ensuring the design and layout of new development supports sustainable waste management, taking into consideration the guidance outlined in Planning Advice Note 3: Refuse and Recycling Provisions in New and Refurbished Residential Developments.**

**For major and strategic development before construction commences a construction site waste management plan must be submitted.**

**Where the development proposal involves demolition, developers are encouraged to maximise the recovery of materials from the demolition**

**site for reuse or recycling, by applying the Demolition Protocol methodology.**

## **REASONED JUSTIFICATION**

- 2.15.1 A more sustainable approach to waste management is being driven by the European Union (EU) through key legislation such as the Waste Framework Directive. A key principle of the Waste Framework Directive is the waste hierarchy, requiring strategies primarily to prevent the generation of waste and to reduce its harmfulness. This principle is reflected in Planning Policy Statement 10: Planning for Sustainable Waste Management and again in Policies 4A.21, 4A.22 and 4A.23 of the London Plan.
- 2.15.2 The four East London Waste Authority boroughs (the London Boroughs of Newham, Barking and Dagenham, Havering and Redbridge) are preparing a Joint Waste Development Plan Document for East London. This identifies the need for new waste management facilities (including disposal) up to 2020 in appropriate locations and safeguards sites for such facilities where appropriate.
- 2.15.3 The Council also has its own Waste Strategy produced in 2006. This strategy determines how the Council plans to dispose of and recycle the Borough's waste for the next 15 years.
- 2.15.4 Guidance on how residential developments can be designed to be easily integrated into the Council's refuse and recycling collections is set out in the Council's Planning Advice Note 3: refuse and recycling provisions in new and refurbished residential developments.
- 2.15.5 The Demolition Protocol is a methodology for maximizing waste recovery from demolition works which has been put together by the Institute of Civil Engineers (ICE). Further information on the Demolition Protocol and Site Waste Management Plans can be found in Chapter 5 of the Council's Planning Advice Note 5: Sustainable Design and Construction.

## Chapter 3: Creating a Sense of Community

Creating a Sense of Community Borough Wide Development Policies:

- BC1: Delivering Affordable Housing
- BC2: Accessible and Adaptable Housing
- BC3: Gypsies and Travellers Accommodation
- BC4: Residential Conversions and Houses in Multiple Occupation
- BC5: Sports Standards
- BC6: Loss of Community Facilities
- BC7: Crime Prevention
- BC8: Mixed Use Development
- BC9: Live-Work Units
- BC10: The Health Impacts of Development
- BC11: Utilities
- BC12: Telecommunications

### **POLICY BC1: DELIVERING AFFORDABLE HOUSING**

**Developers will normally be expected to provide their affordable housing on site. However, in the following exceptional circumstances consideration will be given to allowing partial off-site provision and / or commuted payments as an alternative:**

- **Where this will better contribute to the goal of creating mixed and balanced communities.**
- **Where physical or other constraints or circumstances would make on-site provision unpractical or undesirable.**
- **Where off site provision would result in a better overall mix of dwelling types and sizes.**

**If any of the above circumstances are established the developer must also demonstrate that there will be no net reduction in the amount of affordable housing provided across the 2 or more sites involved.**

**Affordable housing should be ‘pepper potted’ within schemes and not concentrated in one part of the development, unless it can be demonstrated to the Council’s satisfaction that this will create unacceptable management difficulties.**

**In areas with a high proportion of social rented accommodation more focus will be placed on the provision of other forms of affordable housing such as shared equity, intermediate tenancy, or discounted sale.**



## **REASONED JUSTIFICATION**

### Preference for on-site provision

- 3.1.1 Planning Policy Statement 3 sets out a presumption in favour of affordable housing being provided on the application site so that it contributes towards creating a mix of housing (paragraph 29). The London Plan SPG for Housing reiterates this position by saying that affordable housing should normally be provided as an 'integral element of residential provision'.
- 3.1.2 The Council considers that where affordable housing can be effectively met on-site there is little justification for an off-site provision. However, there may be exceptional circumstances where even though an element of affordable housing is appropriate in principle, provision on the site itself would not be the best solution. The marketability of private housing will not be taken into account as a material consideration that should result in affordable housing being provided off-site.
- 3.1.3 The Council will carry out an assessment of the suitability and planning status of such alternative sites and whether they would be available for development within an appropriate timescale. The affordable housing should be provided at the same time as the facilitating development and may require an appropriate legal agreement to ensure how and when it is provided.

### Pepper potting

- 3.1.4 The Council will resist attempts to create segregated areas of market sale and affordable housing, as this works against the principles of creating sustainable, mixed housing developments. Instead developers should plan for an even distribution of affordable housing throughout developments, avoiding concentrations of tenures in particular locations.
- 3.1.5 Exceptions to this general may need to be made in relation to developments involving flats as for ease of management and to minimise service charges for the residents of the affordable units it may be preferable to group different tenures around individual stairwells and circulation areas.

### Tenure

- 3.1.6 PPS3 states that affordable housing should 'meet the needs of eligible households, including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices'.

- 3.1.7 However, in areas with unusually high proportions of affordable housing, for example Barking Town Centre, increasing the proportion of intermediate tenure, shared equity or discounted sale provision could help achieve more mixed and balanced communities.

Further guidance in relation to affordable housing

- 3.1.8 The Council will produce an Affordable Housing SPD. This will provide more detailed guidance on how affordable housing is to be delivered in the Borough. Further guidance in relation to the provision of affordable housing in Barking and Dagenham is also set out in the Council's Planning Advice Note 8 - Affordable Housing.

**POLICY BC2: ACCESSIBLE AND ADAPTABLE HOUSING**

**In addition to requiring developers to meet the London Plan targets on Lifetime Homes and wheelchair accessible homes, the Council encourages major and strategic housing schemes to incorporate a proportion of 'super-flexible housing'.**

**Examples of components of super-flexible housing include (but are not limited to):**

- **Open plan or flexible floor plates.**
- **Foundations to attached garages to accommodate potential first floor extensions.**
- **Garage space which can easily be converted into living space.**
- **Open truss roof structures designed to facilitate future dormer/upwards extensions dwellings to be built with basements which can be easily converted to living space.**
- **Construction with integral wall lintels to allow, for example, two 3 bed units to be co-joined together to create one 6 bed unit.**
- **Provision for interchange between employment and residential space (e.g. live-work units).**

**REASONED JUSTIFICATION**

- 3.2.1 The London Plan requires that all new housing built in the region meets Lifetime Homes standards and that 10% is wheelchair accessible.
- 3.2.2 Super flexible housing is encouraged in recognition of the 2005 Barking and Dagenham Housing Needs Study's indication that 17.2% of households in the Borough include people with special needs. Designing housing which is more adaptable to changing needs will lead to a greater stock of housing to meet special needs households. It will

also lead to less waste creation through reduced building disassembly/demolition.

- 3.2.3 Super flexible housing is defined as housing which is built to allow for easy extension or adaptation over time in order to accommodate diverse needs and trends and future requirements that are not necessarily foreseeable. This could include changing live-work patterns or the needs of specific ethnic groups.

### **POLICY BC3: GYPSIES AND TRAVELLERS ACCOMMODATION**

**The Council will safeguard the existing gypsy and traveller site at Eastbrookend Country Park.**

**Proposals for new gypsy and traveller sites, or extensions to the existing one, will only be permitted where:**

- **The proposed development would meet an identifiable local need which cannot be accommodated by existing provision.**
- **The site will not be isolated from the wider community and has ease of access to a range of leisure and community facilities (such as shops, schools and health facilities).**
- **The site will not be located in areas of high flood risk, including functional floodplains.**
- **The provision of adequate recycling facilities is catered for;**
- **Residential amenity will be safeguarded by minimising the potential for noise, movements and other disturbance to, from and within the site.**
- **The site does not detract from or damage the quality or character of open spaces.**
- **The site has safe access to and from the main road network and has satisfactory parking and turning space for all vehicles;**
- **The site will not detract from or damage historic or cultural sites or Conservation Areas.**
- **The site layout is appropriate in terms of the configuration of pitches, amenity buildings, hardstandings and open spaces.**
- **The site has appropriate means of enclosure and comprehensive landscaping.**

### **REASONED JUSTIFICATION**

- 3.3.1 The provision of adequate and suitable accommodation for gypsies and travellers will help promote the peaceful and integrated co-existence among the residents of Barking and Dagenham. The Council has a statutory responsibility to ensure that the accommodation needs of gypsies and travellers are met.

- 3.3.2 Following national government announcements in the summer of 2010, there is no longer a regional requirement to set targets for Gypsy and Traveller pitch provision. In addition, the Government announced in September 2010 that it intends to revoke Planning Circular 01/06 and replace this with guidance outlining councils' statutory obligations. The Mayor of London is (as at September 2010), also proposing to remove regional targets for Gypsy and Traveller pitch provision. This is being taken forward as a minor alteration to the consultation draft Replacement London Plan and will be subject to examination in December 2010. If the need for pitch provision is to be determined at the local level, the Council will use the Gypsy and Traveller Needs Assessment (GTANA) completed by the GLA in 2009 as a starting point for determining any additional need in the Borough. Where additional need is determined, this will be identified through a dedicated Gypsy and Traveller DPD.
- 3.3.3 Until the additional need for pitches in the Borough has been established, any forthcoming windfall applications will be judged against the criteria contained in this policy.
- 3.3.4 This policy accords with London Plan Policy 3A.14 which requires development plan policies to protect existing gypsies and travellers sites, set out criteria for assessing proposals for new sites, and identify land for new sites where shortfalls occur.

#### **POLICY BC4: RESIDENTIAL CONVERSIONS AND HOUSES IN MULTIPLE OCCUPATION**

##### **Changes of Use from Housing and Subdivision of Larger Homes**

**The Council is seeking to preserve and increase the stock of family housing in the Borough. Consequently, when planning permission is required, the Council will resist proposals which involve the loss of housing with three bedrooms or more.**

**Other proposals for flat conversions or homes in multiple occupation (HMOs) will only be considered acceptable provided that:**

- **The number of houses that have been converted to flats and / or HMOs in any road (including unimplemented but still valid planning permissions) does not exceed 10% of the total number of houses in the road. No two adjacent properties apart from dwellings that are separated by a road should be converted.**
- **No significant loss of character or amenity occurs to the area as a result of increased traffic, noise and/or general disturbance.**
- **Regard is had to the appropriate design, transportation, and internal and external amenity space standards policies.**

- **The internal space standards required by Policy BP6 can be met for all of the proposed new dwelling units.**
- **Adequate space is provided to store refuse and recycling ready for collection.**

#### **Changes of Use from Other Uses to Residential**

**Conversions from non-residential to residential uses are generally acceptable in buildings in areas which are not specifically allocated or safeguarded for another purpose (such as employment use, retail use or community use). In primary and secondary retail frontages in designated town centres conversions to residential uses will generally be acceptable above ground floor shopping frontages.**

### **REASONED JUSTIFICATION**

- 3.4.1 The Council recognises that conversions to flats can provide a valuable source of housing for smaller households and can contribute to meeting housing need in the Borough. As well as this, the conversion to flats of space above retail units can help bring activity to town and District Centres and increase their vitality and viability.
- 3.4.2 However, in terms of the subdivision of existing housing into flats, the Council needs to balance these advantages against the need to protect and increase the supply of family housing. Consequently, a strict approach to preserving family housing and particularly 4 bedroom homes has been adopted given the current shortage in Barking and Dagenham (as highlighted in the Barking and Dagenham Housing Strategy 2007 - 2010) as well as in London as a whole.
- 3.4.3 The preferred policy helps to address the loss of family homes and aims to ensure that the current deficit is not worsened by further flat conversions and HMOs.
- 3.4.4 Restricting the number of flat conversions and HMOs is also important for residential character and amenity.
- 3.4.5 As at 1 October 2010, the General Permitted Development Order was amended so that planning permission is not required for a change of use between Class C3 (dwelling houses) and Class C4 (Houses in multiple occupation occupied by up to 6 residents). The Borough is vulnerable to high concentrations of HMOs. Too many shared homes in a neighbourhood can cause problems and adversely affect the residential amenity of an area. Homes are also often let to short term tenants who have limited stake in the community. Therefore, an overconcentration of HMOs would work against the Core Strategy's vision where "New communities will be integrated with existing communities so that Barking and Dagenham will be a sought after

place to live, comprised of a constellation of neighbourhoods each with their own distinct character and offer.” The over concentration of HMOs in the Borough could also lead to a significant loss of much needed family housing in the Borough. Where neighbourhoods are identified as being vulnerable to the adverse affects of too many HMOs the Council will respond by using an Article 4 direction to remove these permitted development rights and require planning applications for such changes of use.

## **POLICY BC5: SPORTS STANDARDS**

**The Council will resist development proposals which involve the loss of existing pitch and outdoor sports facilities in the Borough, unless replacement facilities are provided to the Council’s satisfaction within the development or in the immediate vicinity.**

**The Council will also ensure that new pitch and outdoor sports facilities are provided to accommodate population growth by:**

- **Requiring all proposals for strategic residential development to be accompanied by an assessment of the need for additional sports provision.**
- **Requiring any identified need to be met through the provision of financial contributions and/or additional sports provision as part of the development scheme.**

**Where it is not possible to provide additional provision as part of the development scheme or in close proximity, a suitable alternative in an accessible location may be acceptable.**

**In assessing need, the following should be taken into account:**

- **Indicative standards of provision established by the Barking and Dagenham Playing Pitch and Outdoor Sports Facilities Strategy:**
  - a) **Playing Pitches: 0.75 ha of playing pitches per 1,000 people**
  - b) **Multi-Use Games Areas: one MUGA per 1,500 under 16’s**
  - c) **Tennis Courts: one tennis court per 2,500 10 to 45 year olds**
  - d) **Bowling Greens: one bowling green per 9,500 over 40’s**
- **Existing provision or shortage of sports facilities within the vicinity of the proposed development.**
- **Existing provision or shortage of parks and open space (for informal recreation opportunities) within the vicinity of the proposed development.**
- **Projected population profile of the proposed development.**

## **REASONED JUSTIFICATION**

- 3.5.1 This policy fits in with national, regional and local legislation. By adopting the recommendations of the London Borough of Barking and Dagenham Playing Pitch and Outdoor Sports Facilities Strategy (2005), the policy will help ensure that provision of sports facilities is considered in relation to new and existing communities.
- 3.5.2 The Community Benefits SPD will look at how sports provision from development can be maximised. Sport England guidance on how to develop locally relevant criteria for sports provision is available and will inform the SPD.

### **POLICY BC6: LOSS OF COMMUNITY FACILITIES**

**Planning permission that will result in the loss of a community facility will only be permitted where one of the following criteria is met:**

- **The facility is replaced within the new development.**
- **The facility is relocated or a better facility is provided in a more appropriate building or location on another site which improves its accessibility for its users in terms of proximity, walking and public transport, safety (real and perceived) and physical accessibility.**
- **The Council is satisfied that the facility is no longer needed and there are no reasonable prospects of reuse by an alternative community use despite attempts (over a minimum period of 12 months) to market it.**

## **REASONED JUSTIFICATION**

- 3.6.1 As outlined in the reasoned justification for Core Strategy Policy CC2, the provision of social infrastructure to support new and existing communities is vital if Barking and Dagenham is to continue to function and grow in a sustainable manner.
- 3.6.2 Where exceptional circumstances exist that do potentially warrant the loss of a community facility in a particular building or location it is important that adequate recompense is made so as to sustain a sufficient range and amount of social infrastructure in a given locality and across the Borough as a whole.

## **POLICY BC7: CRIME PREVENTION**

**Planning permission will only be granted for schemes where the developer can demonstrate to the Council's satisfaction that full account has been taken of the principles and practices of Secured by Design in order to assist in reducing the opportunity for crime, minimising fear of crime, and creating a safer and more secure environment. Applicants should liaise with the Council and take account of its Planning Advice Note 6 Crime Prevention through Environmental Design in order to assist in incorporating Secured by Design principles.**

**The design of development must address the means of reducing the opportunities for crime and anti-social behaviour (improving safety and security) in the development itself and for neighbouring properties, Development must also seek to reduce the potential for the fear of crime.**

**Police shops are encouraged within the designated hierarchy of town centres, subject to Policy BE1, and in other locations such as employment areas where this would help with crime prevention and where they would remain secondary to the dominant uses in the area.**

## **REASONED JUSTIFICATION**

- 3.7.1 The Council wishes the Borough to become a place where people feel safe and secure and where crime and disorder, or the fear of crime, does not undermine the quality of life or community cohesion.
- 3.7.2 Crime is a very important issue locally, the consultation responses to the Preferred Options Report clearly indicate that people feel that there is too much crime, vandalism and graffiti within the Borough and that measures should be introduced to decrease the fear of crime, particularly amongst the elderly.
- 3.7.3 Whilst the Council recognises that tackling crime requires a multi-agency approach on many fronts, it believes that the design of the physical environment can make an important contribution. Consequently, developers will need to demonstrate that they have taken this policy into account in their proposals as well as of the Planning Advice Note 6 Crime Prevention through Environmental Design.



## **POLICY BC8: MIXED USE DEVELOPMENT**

**Mixed use development (development for a variety of activities on single sites or across wider areas) is encouraged in the centres identified in the Borough's retail hierarchy and sites with good public transport accessibility.**

**Such mixed use development should comply with the following criteria:**

- **The resultant range of uses (either within an individual development or across a particular locality) should be compatible with each other. For example, by taking account of servicing requirements and the relationship with any noise sensitive uses.**
- **The mix of uses does not undermine other key policies within the plan (e.g. the prime retail function of areas within primary retail parades).**

**Sites considered particularly suitable for mixed use development are set out in the Barking Town Centre Area Action Plan and the Site Specific Allocations DPD.**

## **REASONED JUSTIFICATION**

- 3.8.1 This policy is designed to specifically promote mixed use development comprising an appropriate and complementary mixes of uses which will help the vitality and viability of our town centres, and encourage a sustainable mix of uses across the Borough in general.

## **POLICY BC9: LIVE-WORK UNITS**

**The provision of live-work accommodation within the Borough is encouraged providing that the following criteria are complied with:**

- **The nature and scale of the proposed work space will not undermine the character or amenity of the surrounding area.**
- **The introduction of residential uses within safeguarded employment areas complies with Core Strategy employment policies and does not prejudice or limit current or future employment provision.**
- **No more than two bedrooms should be included in each unit as live-work uses are not considered suitable for family accommodation, particularly within a defined employment area.**
- **Where live-work units are to be located close to B2 industrial uses particular care will be needed to ensure an acceptable level of residential amenity for the occupants of the development.**
- **Live-work units should comply with the internal space standards set out in Policy BP6, as well as providing a reasonable area of definable**

**functional workspace; each live-work unit will have a purpose built employment generating floorspace with a capacity for a number of employees and should not simply include operations which can take place within a normal dwelling without the need for planning permission.**

- **Provision should be made for the proper servicing and sufficient floor loading for each unit (including goods lifts to upper floors). Within conversion schemes provision should also be made for adequate servicing and any existing service facilities should be retained and re-used.**
- **Live-work units should have access to external amenity space.**

**To ensure that live-work units are used as intended, the Council will attach planning conditions/legal agreements to the planning permission.**

## **REASONED JUSTIFICATION**

- 3.9.1 Working from home is becoming increasingly common whether this be traditional home-working or more modern forms involving new technologies i.e. teleworking. However, in these cases the work use is small scale and usually secondary to the domestic.
- 3.9.2 A live-work unit is a building that is designed and used flexibly so that it can perform both a residential and a business function. It is different from ordinary home working in its nature and in the intensity of business use that may be involved. This may be in terms of the amount of space devoted to the work use or that the work element is designed to accommodate more workers than just the resident and may be designed in a flexible form to encourage business expansion.
- 3.9.3 Live-work developments can play an important role in creating sustainable communities and mixed areas, reducing the need to travel by car, aiding the development of small businesses and providing local investment.
- 3.9.4 As well as contributing to Borough's employment offer by providing increased opportunities for new small business start-ups, live-work units also help to reduce the need to travel to work and generally help contribute to sustainable urban living.
- 3.9.5 Live-work units do however present unique design and amenity challenges. The criteria listed in this policy are intended to ensure live-work units are able to fulfil their purpose, whilst ensuring that the needs of both residents and businesses are met.
- 3.9.6 Live-work is a hybrid planning use that encompasses both C3 and B1 use classes. This type of accommodation is difficult to classify under a single class within the Use Classes Order and are therefore usually deemed to be sui generis.

- 3.9.7 Detailed drawings of internal layout should be submitted with any planning application for live-work unit, illustrating clearly the extent of the residential and employment components of the proposed live-work unit(s).

Planning conditions/legal agreements

- 3.9.8 Particularly in safeguarded employments areas planning conditions/legal agreements will be applied to prevent live-work units from being converted to purely residential use. This may include the agreement of access arrangements for the purpose of inspection of units to ensure they continue to be used for employment generating purposes on an ongoing basis. Proof of employment generating use will also need to be provided.

**POLICY BC10: THE HEALTH IMPACTS OF DEVELOPMENT**

**The Council will work in partnership with NHS Barking and Dagenham and other relevant agencies to improve the health of the local population and reduce health inequalities.**

**Sufficient, accessible health facilities will be provided to meet the needs of residents', and projects and programmes initiated by NHS Barking and Dagenham and other agencies will be supported to improve the efficiency of health service provision.**

**The health impacts of major developments should be considered from the outset and planning applications should show how the development will address these impacts and contribute to improving public health and wellbeing within the Borough.**

**As with other community facilities, where a loss or relocation of a health facility is proposed, the replacement use should demonstrate compliance with Core Strategy Policy CC3.**

**The Council will promote the objectives of the Mayor's Food Strategy and encourage developments and other initiatives to provide fresh fruit and vegetables in the Borough, particularly in Barking Riverside and locations with existing deficiencies. This will include support for the continuation and improvements of the Borough's markets, and the retention and expansion of allotments in the Borough.**

**REASONED JUSTIFICATION**

- 3.10.1 The Council is determined to ensure that the regeneration and development of Barking and Dagenham has a positive impact on health and wellbeing.

- 3.10.2 This policy is designed to complement Policy 3A.23 of the London Plan which requires Health Impact Assessments for major developments, and consideration of the health impacts of development to ensure major new development promotes public health within our Borough.
- 3.10.3 Improving standards of health in Barking and Dagenham is essential for tackling poor health and social deprivation in the Borough.
- 3.10.4 Early consultation with the local planning authority, the Primary Care Trust and, if relevant, the licensing authority is recommended as this will help to ensure the aims of this policy and Policy 3A.23 of the London Plan are met, and that any Health Impact Assessment is appropriate in scope and scale.
- 3.10.5 Proposals in-line with the policies set out in the Government's 'Our Health, Our Care, Our Say' White Paper, the Strategic Services Development Plan for Barking, Dagenham and Havering, North East London Estates Strategy, and NHS London's 'Healthcare for London' Strategy for the provision and improvements to health and social care will generally be supported.
- 3.10.6 Health is a vitally important cross cutting theme that relates closely to many of the policies and proposals found elsewhere in the Local Development Framework. Examples include the Core Strategy and Borough Wide Development Policies relating to open spaces, walking and cycling, town centres, community facilities and air quality. The Barking Town Centre Area Action Plan's support for the street market will help ensure continuing access to fresh produce. The Site Specific Allocations Development Plan Document allocates land for the provision of new and improved health facilities. The Joint Waste Development Plan Document will ensure public health and amenity are taken into account when new waste management facilities are planned. In addition to these DPDs, the Supplementary Planning Document, Saturation Point: Addressing the health impacts of hot food takeaways, aims to reduce the risk of obesity amongst the Borough's population and in particular children by setting out measures to reduce the prevalence and clustering of hot food takeaways. The Community Benefits Supplementary Planning Document will consider how new development can contribute to the provision of important social infrastructure including health facilities.
- 3.10.7 Healthy Urban Development Unit guidance and the Council's own Social Infrastructure (SIF) model will both inform the development of the Site Specific Allocations DPD and the Community Benefits SPD. The appropriate authorities will be invited to input into these documents from the outset.

## **POLICY BC11: UTILITIES**

**Proposals for new development must be able to demonstrate that existing or planned services can accommodate them, whether these services are provided by the utility companies or by the development itself, and that connection to these services will be in place before the development is occupied or used.**

**Development will not be permitted if it would harm existing systems or lead to the existing community receiving worse services. These services will include off-site service infrastructure, sewage disposal, water and sewerage facilities, flood risk defences and control facilities, power, and any other public services.**

**To minimise the need for additional infrastructure or services, existing and future facilities should be shared where appropriate. The provision of on-site renewable energy provision and/or connection to the planned Community Heating Network in accordance with Policy BR2 can also help.**

**The provision of additional utility infrastructure will normally be permitted where this is consistent with the principles of sustainable development, including where such provision will have no adverse impact on the environment and will be compatible with other land uses.**

## **REASONED JUSTIFICATION**

3.11.1 Barking and Dagenham will experience very significant levels of development throughout the lifetime of this plan, most notably but not exclusively within Barking Town Centre and at Barking Riverside. These levels of development will place significant pressure on existing utilities and infrastructure and are almost certain to generate the need for further provision.

3.11.2 This policy seeks to ensure that no development can proceed unless adequate utility connections and infrastructure are in place to service it without adversely impacting on the levels of service experienced by existing homes and businesses.

## **POLICY BC12: TELECOMMUNICATIONS**

**Telecommunication development will only be permitted where:**

- **The siting does not adversely affect the character or appearance of the surrounding area, does not result in an unacceptable level of clutter and is not visually intrusive in the street scene.**

- Screening and planting associated with the proposal is provided where appropriate.
- The applicant has certified that the development will operate within the International (ICNIRP) Guidelines for public exposure.
- It can be demonstrated that the amount of equipment/apparatus being proposed has been minimised through (wherever possible) sharing facilities and sites with other operators, reusing existing facilities, and considering existing and future demand for telecommunications in the area.
- The applicant removes the installation as soon as it becomes obsolete.

If the telecommunications development is part of a proposal for a new building, the Council will require that it should (if possible) be an intrinsic part of the overall building design and layout rather than an afterthought.

Careful consideration will be given to proposals with regard to the Green Belt, conservation areas and listed buildings where the architectural quality of buildings and townscapes may be particularly sensitive to the intrusion of badly sited and designed telecommunications equipment.

## **REASONED JUSTIFICATION**

3.12.1 Effective telecommunications are an essential and beneficial element in the working of the local community and the national economy. As such, the Council recognises the need to accommodate/facilitate the placing of new telecommunication equipment within the Borough.

3.12.2 Telecommunication equipment does, however, raise unique design, environment and health issues and the purpose of the policy is to ensure that any such impacts are kept to an acceptable minimum.

# Chapter 4: Ensuring a Vibrant Economy and Attractive Town Centres

Ensuring a Vibrant Economy and Attractive Town Centres Borough Wide Development Policies:

- BE1: Protection of Retail Uses
- BE2: Development in Town Centres
- BE3: Retail Outside of Town Centres
- BE4: Managing the Evening Economy
- BE5: Offices – Design and Change of Use

## **POLICY BE1: PROTECTION OF RETAIL USES**

**Proposals for a change of use from A1 uses along protected shopping frontages (both primary and secondary) should demonstrate that they comply with the following:**

### **Barking Town Centre**

**In Barking Town Centre, a maximum of 15% of the measured primary shopping frontages and 30% of the measured secondary shopping frontages will be permitted for A2-A5 uses. The shopping frontages are defined in the Barking Town Centre Area Action Plan**

### **District Centres**

**In District Centres, a maximum of 30% of the measured primary shopping frontages and 60% of the measured secondary shopping frontages will be permitted for A2-A5 uses. The shopping frontages are defined in the Site Specific Allocations DPD.**

### **Neighbourhood Centres**

**In Neighbourhood Centres, A2-A5 uses are restricted to a maximum of 35% of the measured frontage (as defined in the Site Specific Allocations DPD).**

### **Exceptions**

**Exceptions may be made to this policy where it can be shown that the A1 unit in question is no longer viable for retail purposes (and there is no reasonable prospect of reuse) despite attempts (over at least 12 months) to market it at values prevailing in the centre. The alternative use must demonstrate that a local need exists for the proposed**

alternative use. Community uses will, generally, be considered favourably.

### **Hot Food Take Aways**

In relation to all retail centre classifications, hot food takeaways (A5 Use Class) are restricted to a maximum of 15% of the measured frontage.

### **Basis for Calculations**

All % calculations will be based on measured frontage. The % is based on both:

- the proportion of non-A1 uses in each identified primary or secondary frontage; and
- the proportion of non-A1 uses across the entire primary frontages secondary frontages or neighbourhood frontages in question.

For Neighbourhood Centres, the % calculation is solely based on the proportion of non-A1 uses in the entire neighbourhood shopping area.

The location and proposed boundaries of the Major, District and Neighbourhood Centres and the primary and secondary shopping frontages within them will be detailed in the forthcoming Barking Town Centre Area Action Plan DPD and the Site Specific Allocations DPD, and will be shown on the Proposals Map.

Particular emphasis will be placed on retaining shops selling fresh fruit and vegetables and the provision of farmers' markets and new shops selling fresh fruit and vegetables.

## **REASONED JUSTIFICATION**

4.1.1 Although retail must remain the dominant use in the Borough's shopping centres, other service uses such as, for instance banks, building societies and restaurants, have a key role in meeting the needs and expectations of the local community. Consequently, achieving the right balance of retail and non-retail uses in our centres is vitally important to ensuring their vitality and viability. The Supplementary Planning Document, Saturation Point: Addressing the health impacts of hot food takeaways (July 2010), provides further guidance on the location of hot food takeaways in the Borough. It aims to reduce the prevalence and clustering of hot food takeaways, especially those in proximity to primary and secondary schools.

4.1.2 The definition of primary and secondary shopping frontages helps to achieve this. Retail must be the dominant use within the primary shopping frontages of the Borough's centres and this is why a stricter



control over changes of use from retail is justified. Outside of the primary shopping frontages, and in line with PPS4, there is more scope to allow the sorts of non-retail uses which are appropriate to a shopping centre. Consequently the policy takes a more liberal view of changes of use in the secondary shopping frontages.

## **POLICY BE2: DEVELOPMENT IN TOWN CENTRES**

**The Council will welcome development in town centres that provides vitality, viability and regeneration benefits. Such development should provide a function or service compatible with prime retail function of the area and achieve a high degree of street activity and pedestrian movement. In addition to meeting the requirements of Policy BE1, all development should also meet the following design criteria:**

- **Be orientated so that the building fronts the street and maximises the amount of street frontage which is active at the ground floor level and which contains no significant breaks.**
- **Respect the building lines of the existing urban environment and, where appropriate, build up to the edge of the curtilage or provide outside stalls.**
- **Be integrated with the surrounding public space and provide level access.**
- **Be compatible with the Core Strategy design principles and in addition within Barking Town Centre the Barking Town Centre Area Action Plan Urban Design Guidance SPD.**
- **Where appropriate, provide opportunities for mixed-use housing and/or office schemes above ground floor level.**
- **In edge of centre locations, provide good pedestrian access to the centre.**
- **Not be detrimental to the visual and/or environmental character and amenity of the area (i.e. noise, fumes and smell, litter, traffic, general disturbance).**

**The Council will also encourage shops, (A1 uses) over 2,500 sq m (26,910 sq.ft) gross floor space, accessible public toilet facilities and baby changing facilities; secure and sufficient cycle parking facilities (see parking standards); recycling facilities; and public seating.**

## **REASONED JUSTIFICATION**

- 4.2.1 Urban design can play a very important role in promoting the vitality and viability of our town centres. If designed properly, new development can improve the accessibility, appearance and character of the area. Whereas inward design (e.g. blank walls) which does not create street activity or a pleasant environment may encourage anti-

social behaviour and fear of crime which may lead to the deterioration of shopping areas.

- 4.2.2 Barking and Dagenham's Neighbourhood Centre Health Check (2006) found many developments within retail centres to be in a poor state of repair. A general absence of seating was also noted, along with the lack of cycle parking facilities.
- 4.2.3 In line with 'Planning Policy Statement 4: Planning for Sustainable Economic Growth' this policy is intended to encourage high quality design in order to make the shopping experience more environmentally pleasant, safe and welcoming, particularly for pedestrians. The ultimate goal being that investment in high quality design will encourage increased investment and footfall contributing to more dynamic, competitive and innovative town centres.
- 4.2.4 Further guidance is set out in the Barking Town Centre Area Action Plan Urban Design Guidance SPD and the Barking Code, the latter of which contains design guidelines for public spaces in Barking Town Centre. Additional design codes may be drafted for other areas of the Borough.

### **POLICY BE3: RETAIL OUTSIDE OR ON THE EDGE OF TOWN CENTRES**

#### **Proposals for New Edge of Town/Out of Town Retail Development**

New retail development is expected to be located in the town centres set out in Core Strategy Policy CM5. Edge-of-centre or out-of-centre proposals will be considered against the sequential test set out in national policy. Planning permission will only be granted for such proposals if, in addition to the sequential test, they can demonstrate that they will have no adverse impacts on the vitality and viability of existing centres and show how the proposed development would benefit our existing community, how it fits in with our overall LDF vision, policies and objectives, and what contribution it would make to a sustainable borough.

#### **Existing Local Shops Outside of the Town Centre Hierarchy**

The Council will seek to retain existing individual shops that are located outside centres in the town centre hierarchy in Policy CM5), particularly those that sell fresh food. Applications for changes-of-use to non-retail (non-A1) uses will normally be refused, although exceptions may be made where it can be shown that the unit is no longer viable for retail purposes and that it has remained un-let for at least 12 months, despite attempts to let it on reasonable terms. Where this occurs, the Council's preference will be for premises to be used as a beneficial community facility.

## REASONED JUSTIFICATION

- 4.3.1 The Council believes that new shopping should be located within the centres defined in the retail hierarchy and that, following the creation of the new District Centre at Barking Riverside, there will be sufficient capacity within the designated shopping centres to accommodate the levels of additional retail floor space likely to be required. For this reason and in the light of the sequential test criteria set out in PPS4, the Council expects any major retail proposals to be located within these shopping centres. No provision for out of centre retail is made within the LDF.
- 4.3.2 Consequently any proposals for significant retail development outside of the designated centres will be viewed unfavourably unless applicants are able to demonstrate that their proposals are able to meet the criteria set out in the policy and make a positive contribution to the creation of sustainable communities within the Borough.
- 4.3.3 Whilst the Council recognises that small local shops providing a service to the neighbouring community are a vital component of local community cohesion, it also acknowledges that, as a Local Planning Authority, it has no powers to secure the continued trading of any shop. The policy does, however, seek to resist changes of use from retail unless it is clearly demonstrated that there is no prospect of establishing a shopping use. In such cases, the Council will reluctantly grant permission for a change of use since the alternative is long term vacancy with adverse effects on the character of the area.

### **POLICY BE4: MANAGING THE EVENING ECONOMY**

**The Council will promote the diversification of the evening economy through, in preference to alcoholic drinking establishments, the encouragement of restaurants, shops, cafes, galleries, libraries, museums and other cultural venues which remain open after regular business hours to reduce and /or avoid anti-social behaviour and threats of crime.**

**Planning permission will only be granted for new proposals that can demonstrate that:**

- **There will be no significant individual or cumulative adverse effect on the surrounding residential amenity due to noise, traffic, parking or general disturbance.**
- **Arrangements for mitigating pollution including ventilation equipment, refuse disposal, grease traps and noise insulation is provided in a way that minimises visual and environmental impact.**
- **Access requirements for people of all ages and abilities are provided.**
- **Adequate levels of parking and public transit will be available during the hours of operation.**

- **The design of development particularly focuses on public safety, crime prevention and the reduction of anti-social behaviour.**
- **The day-time use does not detract from the character and amenity of the surrounding shops and services (i.e. providing a blank frontage due to closure during the day rather than maintaining an active street frontage).**

## **REASONED JUSTIFICATION**

- 4.4.1 The Council acknowledges that food, drink and evening economy uses, particularly pubs and nightclubs, contribute to the vitality and viability of the Borough's shopping centres. However, a concentration of these uses in a particular location or street can detract from the amenity and character of an area through excessive noise, crime and anti social behaviour.
- 4.4.2 Consequently, the Council wishes to diversify the evening economy and encourage more family oriented uses so that the needs of all sections of the community are addressed.
- 4.4.3 However, the Council, in line with PPS4, will wish to ensure that all new evening and night time economy uses will not give rise to anti-social behaviour and have adverse impacts, either individually or cumulatively on the character and function of a centre and the amenities of nearby residents.
- 4.4.4 The Council will liaise with the Metropolitan Police regarding such proposals to enable them to provide advice relating to crime and anti-social behaviour issues that may be associated with a proposal.
- 4.4.5 The evening economy is particularly important to Barking Town Centre and, consequently, the Barking Town Centre Area Action Plan contains a specific policy for its area.

## **POLICY BE5: OFFICES – DESIGN AND CHANGE OF USE**

**New office (B1) developments in Barking Town Centre and the District Centres should:**

- **Contain active street frontages.**
- **Not conflict with or adversely affect the primary retail/service use function of centres.**
- **Not be located at ground floor level within primary or secondary shopping frontages.**
- **Not involve a net loss of housing.**

**In out-of-centre locations, new office (B1) developments should not conflict with or adversely affect the predominant existing land use**

**Any net loss of office space (whether in use or vacant) will only be considered acceptable if all of the following criteria are met:**

- **There is evidence that the possibilities of re-using, refurbishing or otherwise improving the site to encourage continuing B1 office use have been fully considered and explored over a period of time.**
- **The alternative scheme will contribute significantly to wider regeneration initiatives.**
- **The alternative scheme will help to achieve a higher quality of design and / or improvements to the public realm.**
- **If possible, employment and training opportunities are retained or created as part of the new development.**

**The Council's preferred use will be community based and before other new uses are proposed, the possibility of provision of a beneficial community facility must have been fully and genuinely explored.**

## **REASONED JUSTIFICATION**

- 4.5.1 Although there is currently little demand for office development in the Borough, any proposals for new offices in the Borough are directed by Core Strategy Policy CE2 to Barking Town Centre and the District Centres in order to ensure that they sustain and create accessible employment opportunities with good public transport links.
- 4.5.2 London Plan Policy 3B.2 states that a variety of type, size and cost of offices should be provided to meet the needs of all sectors, including small and medium enterprises.
- 4.5.3 The Council will welcome office development because of its positive impacts on the vitality and viability of the Borough's centres but is not prepared to permit schemes which would conflict with or prejudice the primary retail function of the centre or result in a net loss of housing. The Barking Town Centre Area Action Plan contains a specific policy for office development in its area (Policy BTC3).

# Chapter 5: Creating a Sense of Place

Creating a Sense of Place Borough Wide Development Policies:

- BP1: Culture and Tourism
- BP2: Conservation Areas and Listed Buildings
- BP3: Archaeology
- BP4: Tall Buildings
- BP5: External Amenity Space
- BP6: Internal Space Standards
- BP7: Advertisement Control
- BP8: Protecting Residential Amenity
- BP9: Riverside Development
- BP10: Housing Density
- BP11: Urban Design

## **POLICY BP1: CULTURE AND TOURISM**

**Proposals for new or enhanced cultural facilities (including leisure) and tourist attractions will be encouraged in town centre or other areas with good public transport, walking and cycling links. Leisure facilities will be particularly welcome in areas where there is an identified local need and, where possible, tourist accommodation should be located in close proximity to tourist attractions. Proposals which would improve access to the Borough's rivers for recreational purposes, for example for canoeing or angling will be supported**

**Proposals that will result in the loss of cultural facilities (including leisure) will normally be resisted unless an appropriate replacement facility is provided within or in the vicinity of the development or, alternatively, the developer can produce evidence to the Council's satisfaction that there is no longer a need for the facility.**

## **REASONED JUSTIFICATION**

- 5.1.1 The availability of cultural and tourist provision makes an important contribution to the vitality and viability of town centres. As set out in PPS4: Planning for Sustainable Economic Growth, the availability of complementary cultural, leisure and tourism uses, during the day and in the evening can reinforce each other, making town centres more attractive to local residents, shoppers and visitors. The Council wishes to promote uses which appeal to a wide range of ages and social groups. Areas with good public transport accessibility such as town centres are the preferred locations for such facilities as this will ensure they are accessible for the most amount of people.

- 5.1.2 Making better use of our rivers is a goal of both the Council and the Mayor of London. They represent a valuable natural resource that can provide settings for sport, leisure, recreation and quiet spaces for the benefit of people and wildlife.
- 5.1.3 The river also acts as an important cultural resource with opportunities to recapture its historic maritime identity. Along with cultural facilities developed elsewhere in the Borough, such provision can help build social cohesion and promote a strong local identity.

## **POLICY BP2: CONSERVATION AREAS AND LISTED BUILDINGS**

### **Conservation Areas**

**The Council will seek to conserve or enhance the significance and special character and appearance of each Conservation Area, and their setting.**

**The Council has produced and continues to update Conservation Area Appraisals and management proposals for each of the Borough's four Conservation Areas to help increase understanding of and respect for their significance, special character, context, appearance and historical importance.**

**There will be a general presumption in favour of conserving buildings, spaces and structures (whether listed or not) that have significance and which can be identified as making a contribution to a Conservation Area's special character or appearance. Where such buildings are vacant or underused, the Council will encourage their restoration and/or reuse.**

**New regeneration initiatives and development proposals in or affecting the setting of a Conservation Area will be expected to:**

- Have full regard to the conservation and enhancement of all those buildings, groups of buildings, trees and other features which have significance and make a contribution to its special character, including its setting.**
- Take advantage of opportunities to positively change any negative factors which detract from the significance and special character of the area, and / or enhance any neutral areas.**

**Conservation Area Appraisals should be followed when preparing or determining any planning application in or affecting the setting of a Conservation Area. Where any uncertainty arises in relation to the contribution made by unlisted buildings to the significance including the special architectural or historic interest of a Conservation Area the advice contained in English Heritage's 'Guidance on Conservation Area**

**Appraisals (2005) Appendix 1 and Planning Policy Statement 5 and its Practice Guide should be followed.**

### **Listed Buildings**

**Compared to many other local authorities, Barking and Dagenham is home to relatively few statutorily listed buildings and structures. As such they are a precious resource, and we will operate a general presumption in favour of their preservation and where possible enhancement. In particular where buildings are identified on the Heritage at Risk register, the Council will support their appropriate restoration and/or reuse.**

**Proposals to alter, change the use of and or extend any listed building, or for development in the vicinity of a listed building, must demonstrate that there will be no adverse impact (individual or cumulative) on the significance including its special architectural or historic interest of the building and its setting.**

**Development proposals and regeneration initiatives which affect a listed building or its setting will be expected to demonstrate that any social and economic benefits of the scheme are balanced to ensure the development is in keeping with its significance including its special architectural and historic interest.**

**The Council will ensure that the list of locally listed buildings is periodically reviewed and updated, and will wherever practicable and reasonable afford a high level of protection in line with its approach to statutorily listed buildings.**

### **Other Heritage Assets and the wider Historic Environment**

**Aside from the four conservations areas, other areas which are locally distinctive and historically important (such as the Becontree Estate) will be identified, celebrated and promoted. The preservation, reinstatement and enhancement of their locally distinctive and historically important features will be encouraged. This includes other heritage assets, buildings, spaces, parks and gardens and other elements of the historic environment that contribute to the distinctiveness of a place.**

**Development within or affecting any heritage feature should respect its local context and avoid materially detracting from its significance including its archaeological, architectural, historic, landscape or biodiversity interest, or harming its setting.**

**The Council will positively encourage development which would improve access to and public understanding and enjoyment of heritage assets, provided the development is consistent with its character and appearance and the detailed considerations outlined above. In areas undergoing significant change and redevelopment, heritage features**



**should be regarded as assets to be preserved and enhanced and capitalised upon, and their potential to contribute towards regeneration and encourage high standards of building design should be fully explored.**

## **REASONED JUSTIFICATION**

5.2.1 The national planning policy context in relation to the conservation of the historic environment is set out in PPS5 (Planning and the Historic Environment) and supporting Planning Practice Guide. This states that local authorities should set out a positive and proactive strategy for the conservation and enjoyment of the historic environment. This includes consideration of the qualities and local distinctness of the historic environment and how best to conserve individual group or types of heritage assets and their significance. When considering development proposals it is the responsibility of the applicant to provide a description of the significance of the heritage asset affected. The level of detail required should be proportionate to its importance. When considering applications the Council will take into account the relative significance of the heritage asset.

### Conservation Areas

5.2.2 Conservation Area Appraisals have been produced for the four Conservation Areas in Barking and Dagenham.

5.2.3 Conservation Areas are:

- Abbey and Barking Town Centre Conservation Area.
- Abbey Road Riverside Conservation Area.
- Chadwell Heath Anti-aircraft Gun Site Conservation Area.
- Dagenham Village Conservation Area.

In addition there are, 'other features' which can positively contribute to the special character or appearance of Conservation Areas including, but not limited to, spaces, street patterns, views, vistas, uses and trees.

5.2.4 Where Conservation Area designations coincide with areas earmarked for significant development and change (such as Barking Town Centre and to a lesser extent Abbey Road), development proposals and regeneration initiatives should respect and enhance those features which make a positive contribution to the area's significance including its special character and appearances

### Listed Buildings

5.2.5 Local Planning Authorities are required by statute to protect buildings and structures which are of historical and or architectural interest and which have been awarded listed building status. The Council is

committed to their continued conservation and enhancement, especially those listed buildings on the English Heritage's Heritage at Risk Register.

5.2.6 Listed buildings do or have the potential to make a positive contribution towards the overall character and appearance of the wider area within which they sit, and are also important in maintaining visible links with the past and a sense of local distinctiveness.

5.2.7 There are relatively few buildings and structures in Barking and Dagenham which have been given statutory listed building status. However, Barking and Dagenham does have a rich local heritage which belies this fact, and as such we have produced a local list of additional buildings and structures which we think are of local historical importance. We will take their contribution into account when assessing planning applications.

#### Other heritage assets and the wider historic environment

5.2.8 As well as our four Conservation Areas there are other parts of Barking and Dagenham which are of importance locally. Whilst these do not meet the appropriate requirements for Conservation Area status they nevertheless deserve to be recognised and to have responsive appraisals and guidance produced which are sensitive to their character and history. Where such areas are identified we will produce Planning Advice Notes aimed at promoting high design standards and highlighting buildings or features which we would particularly like to see preserved, enhanced and or reinstated. In addition to areas of local importance the Council values open spaces of heritage value that contribute to the distinctiveness of an area.

5.2.9 An example of such an area is the Becontree Estate, which was built by the then London County Council between 1921 and 1934. This area is of historic importance because it was the largest public housing scheme ever undertaken in Britain and, at the time of its planning, the world.

#### **POLICY BP3: ARCHAEOLOGY**

**The conservation or enhancement of archaeological remains and their settings will be secured by:**

**(a) Requiring an appropriate assessment and evaluation to be submitted as part of the planning application for any developments in areas of known or potential archaeological interest.**

**(b) Operating a presumption in favour of the conservation of scheduled ancient monuments and other nationally important archaeological sites and their settings.**

**(c) Requiring the conservation in situ of other archaeological remains or, where this is not justifiable or feasible and the need for the development and or other material considerations outweigh the importance of the remains, making provision for their excavation, recording and dissemination.**

**Where appropriate, access to and interpretation of in-situ archaeological remains should be provided, if this is possible without having a detrimental impact on the site.**

## **REASONED JUSTIFICATION**

5.3.1 Barking and Dagenham's Heritage Strategy (2000) states that historic records, archaeological excavations and stray finds have illustrated that the Borough contains potential archaeological sites of all periods of local, national and international significance. Barking and Dagenham is largely urban in character and, apart from the local parks and playing fields, significant areas of undeveloped land remain in only two areas; the marshes bordering the Thames and the agricultural land to the north-east at Marks Gate. Where there are likely to be remains of historical interest below ground level, English Heritage, pursuant to the provisions of the Ancient Monuments and Archaeological Areas Act 1979, may recommend to the Secretary of State the designation of an archaeological area. All important historical sites are recorded on the Greater London Historic Environment Record (GLHER). The local authority must then be notified prior to any works being undertaken within a designated area. The local authority must maintain a register of land included within an archaeological area. The Borough has one scheduled ancient monument site - The Barking Abbey Ancient Monument Site.

5.3.2 The national planning policy context in relation to archaeology is set out in PPS5 (Planning and the Historic Environment) and supporting Planning Practice Guide, which states a preference that local authorities should conserve archaeological remains. It is the responsibility of the applicant to provide a description of the significance of the heritage asset affected including its archaeological interest. The level of detail required should be proportionate to its importance. When considering applications the Council will take into account the relative significance of the remains.

5.3.3 London Plan Policy 4B.15 states that local authorities should have policies for the preservation of archaeological assets and scheduled ancient monuments.

5.3.4 The Greater London Historic Environment Record (GLHER) provides a computerised record of information regarding London's archaeological

and historic fabric. The information assists with the early identification of the archaeological and historic interest of an area or site when development is proposed. English Heritage maintains the GLHER for London.

- 5.3.5 When any development is proposed on sites of archaeological significance or considered to have the potential to include heritage assets of archaeological interest (including ancient monuments – both scheduled and unscheduled), a detailed, fully analytical assessment of the site is required and should be set out in the application.
- 5.3.6 In situ preservation of archaeological remains is favoured where possible. Where preservation of archaeological remains by record is agreed to be appropriate, the applicant will be required to arrange and fund the excavation, investigation, recording of those remains and publication of the findings to an acceptable professional standard.
- 5.3.7 Archive deposition is an essential part of appropriate excavation recording procedure.

#### **POLICY BP4: TALL BUILDINGS**

**A tall building is defined as any building which is significantly taller than its neighbours, and/or which significantly changes the skyline.**

##### **Location of Tall Buildings**

**For tall buildings to be considered acceptable they should be located in areas of high public transport accessibility (PTAL) levels or as set out in the Site Specific Allocations DPD or Barking Town Centre Area Action Plan.**

##### **Design of Tall Buildings**

**Tall buildings are expected to be of the highest quality design and layout. They should make a positive contribution to the character and amenity of the surrounding area and contribute to sustainable development. Their design should:**

- Be suited to the wider context in terms of proportion and composition and in terms of their relationship to the historic context, other buildings, pathways, streets, public and private open spaces, rivers and other townscape elements. In particular, buildings should contribute to the diversity, vitality, social engagement and ‘sense of place’ with its surroundings at ground/street level. The provision of a mix of uses on the ground floor will be encouraged.**
- Not cause harm to the significance of heritage assets and their settings.**

- **Not significantly harm the skyline or any important views. The design of the top of a building will be of particular importance when considering the effect on the skyline.**
- **Be of high architectural quality through its scale, form, massing, proportion and silhouette, and facing materials.**
- **Maintain the permeability of the site in relation to the surrounding area.**
- **Have an acceptable relationship to aircraft, navigation and telecommunication networks.**
- **Avoid any microclimatic effects such as sun, reflection, wind and overshadowing.**
- **Incorporate adaptable design measures.**

**Where a tall building is proposed adjacent to a watercourse the following criteria should also be met:**

- **The buildings should be configured to ensure that they minimise shading of the watercourse or any riverside buffer strip; and**
- **The type and direction of lighting should take the potential impact on the environment of the watercourse into account.**

## **REASONED JUSTIFICATION**

- 5.4.1 A properly located and designed tall building can provide a local landmark or catalyst for regeneration. However because of its scale and prominence it has the potential to significantly harm local character, the historic environment, sustainability and amenity if sited and designed poorly.
- 5.4.2 Details how the design and location of tall buildings address the criteria should be set out in a design and access statement. The English Heritage/ CABI Guidance on Tall Buildings (2007) 'criteria for evaluation' should also be addressed.
- 5.4.3 The Council's Urban Design Framework SPD (2007) sets out further information and guidance in relation to local views, vistas and landmarks. The Barking Town Centre Area Action Plan DPD provides additional guidance on the location of tall buildings in the town centre. The Council is producing a Station Masterplan SPD which will give further detail with regards to the location of tall buildings in the Barking Station area (BTCSSA3).
- 5.4.4 Because of their scale, tall buildings must be sensitively sited and designed. The possible adverse effects of tall buildings sited too close to a waterway (particularly if the development is on the south side of the watercourse) are as follows:

- Visually, tall buildings close to a river convey a disregard for the river as a key landscape feature (an exception is water-related buildings).
- Some wildlife is less likely to use a river corridor constrained by tall buildings e.g. birds that fly low to avoid predation, and butterflies that fly low to avoid strong air currents.
- An increase in artificial lighting related to the new building will have a negative impact on the ecology of the river corridor by affecting life-cycles of wildlife.
- Shading of watercourses and river corridors limits biological diversity and productivity by limiting areas in which plants can grow and so making these areas uninhabitable or less attractive to birds and other wildlife.

## **POLICY BP5: EXTERNAL AMENITY SPACE**

**The Council will only grant planning permission for new dwellings where they provide appropriate external private and/ or communal amenity space to meet the needs generated by the development.**

**This amenity space will normally be expected to, at least, meet the following minimum standards:**

<b>1 bedroom flat</b>	<b>20 sqm</b>
<b>2+ bedroom flat</b>	<b>40 sqm</b>
<b>2 bedroom house</b>	<b>50 sqm</b>
<b>3 bedroom house</b>	<b>60 sqm</b>
<b>4+ bedroom house</b>	<b>75 sqm</b>

**Rear gardens of houses should have a minimum depth of 12 metres**

**Amenity space for all new dwellings should be:**

- **Private, useable, functional and safe.**
- **Easily accessible from living areas.**
- **Orientated to maximise sunlight.**
- **Of a sufficient size to meet the needs of the likely number of occupiers.**

**Where a site adjoins countryside or extensive parkland and the scheme is designed to benefit from the open aspect then there may be scope for a reduction in the provision of amenity space. In this instance, the Council may seek a contribution towards the improvement of an existing open space through a Section 106 agreement.**

**Where developments in town centre locations and strategic regeneration sites are not able to provide external amenity space on site the applicant should demonstrate that suitable alternatives such as**

useable roof terraces, roof gardens and balconies have been considered and incorporated wherever possible. The qualitative criteria set out above will still need to be met. Again in these instances, the Council may seek a contribution towards the improvement of an existing open space through a Section 106 agreement.

## **REASONED JUSTIFICATION**

- 5.5.1 The policy combines both quantitative and qualitative standards in order to ensure that there remains a degree of flexibility but with certain minimum quantitative benchmarks that are expected to be achieved. Together this is intended not only to provide a minimum amount of space per dwelling, but to ensure the delivery of high quality, usable amenity space that is accessible to all residents.
- 5.5.2 This policy refers only to external private and/or communal amenity space and is separate from the provision of open space covered by Policy BR7 and the forthcoming Community Benefits SPD.
- 5.5.3 The Council's Parks and Green Spaces Strategy (2004) indicates that there is a general lack of quality open space in the Borough. Delivering sufficient amounts of good quality external amenity space as part of new housing will positively impact upon liveability in the Borough.
- 5.5.4 Providing an exception to these standards for both flats in town centres and in regeneration sites (where development contributions are accepted in its stead) will help the Council achieve its housing targets set out by the GLA and help achieve the most efficient/sustainable use/re-use of land in the Borough.

## **POLICY BP6: INTERNAL SPACE STANDARDS**

**The Council will seek to ensure that new dwellings (including converted flats) provide adequate internal space.**

**The following list sets out the minimum space standards for the aggregate of the cooking, eating and living areas (CEL areas):**

<b>Number of Bed Spaces</b>	<b>CEL Minimum Floor Area (sqm)</b>
<b>2 persons (bed space)</b>	<b>22</b>
<b>3 persons (bed space)</b>	<b>24</b>
<b>4 persons (bed space)</b>	<b>27</b>
<b>5 persons (bed space)</b>	<b>30</b>
<b>6 persons (bed space)</b>	<b>33</b>
<b>7 persons (bed space)</b>	<b>36</b>

**It is expected that each new dwelling will provide at least 1 double bedroom (2 bed spaces).**

**Cooking, eating and living (Kitchen / Dining / Living) areas exclude any utility area or space taken up on plan by staircases or hallways/corridors connecting these areas.**

**Aggregate bedroom areas should be no less than 7 sqm per single bedroom and 12 sqm per double/twin bedroom provided.**

**Each bedroom should have a minimum internal floor area of 6.5 sqm for a 1 person bedroom, and 10 sqm for a 2 person bedroom.**

**Storage cupboards should be provided to the following standard: 1sqm floor area for 2 person dwelling plus 0.25 sqm per additional person.**

## **REASONED JUSTIFICATION**

- 5.6.1 Minimum standards for internal space provision have been included in the LDF as there is concern locally that the internal space of new dwellings are getting smaller and that less family housing is being provided. This has implications for both accessibility and for sustainability and for quality of life including health.
- 5.6.2 The London Plan, while establishing general design principles (including Lifetime Homes and wheelchair provision), does not give specific guidance on internal space standards.
- 5.6.3 To ensure that good quality housing is provided to create a suitable and sustainable living environment for present and future generations, and to mitigate against the risk of overcrowding the Council considers that internal space standards are necessary.
- 5.6.4 In 2005 a study into housing space standards was commissioned by the GLA as part of the review of the London Plan. The study was commissioned partly in response to growing concern that internal space within both family and non-family homes may be reducing and the implications of this for accessibility, sustainability and quality of life including health (HATC report on Housing Space Standards August 2006).
- 5.6.5 Following from this, the Mayor produced a Housing Design Guide for London (August 2010) which incorporates internal space standards. The standards set out in this policy are broadly consistent with those set out in the Mayor's Housing Design Guide. Should these standards be adopted as supplementary planning guidance to the London Plan, it is considered acceptable for developers to follow the Mayor's approach instead of that set out under Policy BP6.



- 5.6.6 Space standards for studio flats have not been provided as the Borough is not seeking to encourage any growth to its supply of this type of accommodation. Any proposals for studio flats will be expected to provide at least 1 double bedroom (i.e. 2 person bed-spaces), and will be judged against the standards set out in this policy for a 2 person dwelling.
- 5.6.7 The minimum floor area requirements for single and double / twin bedrooms are consistent with Housing Act 1985 and in particular Section 326.

## **POLICY BP7: ADVERTISEMENT CONTROL**

**Advertisement consent will not be granted for outdoor advertisements which detract from the character and amenity of the area, and/or compromise public safety as set out in the Town and Country Planning (Control of advertisements) (England) Regulations 2007.**

### **Fascia Signs**

**Fascia signs should be an appropriate size and depth in relation to the building front and the design of the building. The depth of the fascia signs will generally be restricted to a maximum depth of one metre. Exceptions would be made in the case of buildings with particularly wide frontages which could stand a deeper sign.**

### **Projecting Signs**

**Advertisements should normally be located at ground floor fascia level and shall not normally be permitted on flank walls or walls that do not contain a display window. Only one hanging or projecting box sign will be allowed per business. Where illuminated signs are acceptable they should normally only be statically illuminated.**

### **Advertisement Hoardings**

**Permission for outdoor advertisement hoarding will only be granted subject to the following criteria:**

- **They are not within or harm the visual amenity of residential areas, Metropolitan and Local Open Space, Conservation Areas, areas of nature conservation value or the Green Belt;**
- **They complement the visual appearance of the commercial area in which they are displayed and, where appropriate, relate properly to the appearance of any building upon which they are displayed; and**
- **They are positioned so that they do not present a safety hazard to pedestrians or traffic.**

### **Conservation Areas**

**Where outdoor advertisements are acceptable in conservation areas they should be properly related to the design of the building where they**

are displayed, or if free standing to that of adjacent buildings or other significant features.

#### **Listed Buildings**

Proposals for alterations to a listed building must not result in the building being defaced by alien materials and advertising must respect their original design characteristics and must not obscure or damage the architectural or historic character.

### **REASONED JUSTIFICATION**

5.7.1 Whilst the Council accepts the need for advertising on commercial premises and within commercial areas, it considers that such material must be limited if adverts are not to dominate buildings or detract from the appearance of the location. Excessive number of advertisements and signs in close proximity can lead to visual clutter in the street scene. The Council wishes to avoid this by restricting the number of advertisements and signs to a level appropriate to the character of the area.

5.7.2 This is particularly important within environmentally sensitive locations such as in conservation areas and adjacent to listed buildings.

### **POLICY BP8: PROTECTING RESIDENTIAL AMENITY**

All developments (including alterations, extensions, conversions and infill developments) are expected to:

- Have regard to the local character of the area and help to create a sense of local identity, distinctiveness and place.
- Not lead to significant overlooking (loss of privacy and immediate outlook) or overshadowing (loss of daylight and sunlight).
- Ensure existing and proposed occupiers are not exposed to unacceptable levels of pollution that may arise from the development. This can include noise, smoke, fumes, refuse and/or lighting during construction and occupation.
- Ensure existing and proposed occupiers are not exposed to unacceptable levels of general disturbance arising from the development, through such activities as traffic movements to, from and within the site during construction and occupation.

### **REASONED JUSTIFICATION**

5.8.1 To achieve good quality design and protect amenity, a development must provide high quality living conditions for future conditions for

future occupiers. The development proposal must also carefully consider how it contributes to local character and the impact it has on surrounding developments.

5.8.2 Guidelines for the extension and alteration of dwellings will be set out in a Supplementary Planning Document.

5.8.3 The Council's Planning Advice Note 3 – Refuse and Recycling Provisions in New and Refurbished Residential Developments provides further guidance on location, design and management considerations for waste and recycling facilities in new and refurbished residential developments.

## **POLICY BP9: RIVERSIDE DEVELOPMENT**

**Development along rivers should respect the character, opportunities and constraints of the specific site and surroundings. Riverside development is expected to:**

- **Where appropriate, provide access to the river and provide riverside pedestrian and cycle paths that are high quality, convenient, and safe (provided these are landward of any existing flood defence).**
- **Provide open space for recreation and conservation which can also be used to store excess floodwater.**
- **Protect and enhance biodiversity (important species and habitats) in and along the river and banks and provide, preserve and enhance wildlife corridors where appropriate.**
- **Orientate buildings towards the riverside.**
- **Incorporate clear signage, information and lighting to promote the use of waterside spaces by all.**
- **Preserve and enhance the waterway's heritage.**

**A minimum of an 8 metre buffer strip is required between a proposed development and the top bank of any fluvial main river, 16 metres on any tidal watercourse and 5 metres for any ordinary watercourse unless fully justified, mitigated and compensated.**

## **REASONED JUSTIFICATION**

5.9.1 The riverside along the Roding and Thames has traditionally been a major location for manufacturing and employment. However, in recent years industry has declined and there is now an opportunity to open up these river and the areas adjacent for new homes, jobs and leisure activities.

5.9.2 It is expected that new development in and adjacent to the Borough's rivers will enhance its amenity, transportation, heritage, educational,

economic, recreation, landscape and nature conservation value, while ensuring that risks are minimised to people and property from flooding. Improved opportunities in and alongside the rivers will assist the Borough's regeneration and improve its quality, accessibility and vitality.

5.9.3 Any development in and adjacent to rivers will need to take into account navigational, environmental and river regime considerations in order to prevent any detrimental impacts.

5.9.4 The requirement for a buffer strip alongside rivers has been included at the express request of the Environmental Agency. Further guidance on riparian biodiversity will be provided in the Council's Supplementary Planning Document 'Biodiversity, How biodiversity can be protected and enhanced in the development process'.

5.9.5 Further details regarding site allocations along the River Roding, particularly for the Fresh Wharf Estate, Abbey Retail Park, London Road/A406 Junction, Cultural/Creative Industries Quarter, and Town Quay, are set out in the Barking Town Centre Area Action Plan.

#### **POLICY BP10: HOUSING DENSITY**

**In light of the high levels of identified housing need, the Council will wish to see the optimum use made of all suitable sites in the Borough, subject to accessibility, design requirements, site size and capacity, the provision of physical and social infrastructure and sustainability requirements.**

**Development proposals will only be approved where the developer can demonstrate to the Council's satisfaction that the above key elements have been considered and that the proposal is in-line with the density matrix contained in the London Plan and the Council's Urban Design Framework Supplementary Planning Document.**

#### **REASONED JUSTIFICATION**

5.10.1 In order to meet housing need and to deliver the levels of housing that is required of the Borough by the London Plan, it is important that efficient use is made of sites which are or which become available for housing development.

5.10.2 To enable this, applicants should follow the density matrix set out in the London Plan and the Council's Urban Design Framework Supplementary Planning Document. The matrix identifies the density ranges which apply across the Borough according to the Public

Transport Accessibility Level (PTAL) of the area within which it is set. Because PTAL levels change with the implementation of new transport schemes, existing PTAL levels are not shown within the LDF. Developers should liaise with the council as to the PTAL level which should be used for their scheme at the earliest stage of their design.

- 5.10.3 The Council would still encourage developers to take a design led approach to determining the specific densities for their schemes within the ranges set out in the London Plan.

## **POLICY BP11: URBAN DESIGN**

**Having regard to their layout and function, the design of buildings and layout of new development should comply with the following principles:**

- **Protect or enhance the character and amenity of the area.**
- **Maintain residential amenity.**
- **Avoid segregation and provide integrated public spaces for physical activity and recreation.**
- **To provide attractive, high quality architecture and landscaping.**
- **To provide accessible and inclusive features in the development (including access to the site and access to and through the building) so that all potential users, regardless of disability or age can use them easily.**
- **To provide durable, flexible and adaptable buildings.**
- **To encourage design that improves health.**
- **To provide safe environments that reduce the fear of crime and improve crime prevention (please refer to Borough Wide Development Policy BC7: Crime Prevention for further details).**
- **To incorporate sustainable design and construction features as an intrinsic part of the design of new development (please refer to Core Strategy Policy CR1: Climate Change and Environmental Management for further details).**
- **To sensitively balance sustainable development considerations with the need to preserve and enhance the Borough's historic environment.**
- **To provide waste facilities (including recycling and composting facilities) in appropriate locations on-site with appropriate access to these locations for site-servicing.**
- **To protect views, vistas and landmarks in relation to buildings.**
- **To configure site and building design and layout to minimise and mitigate any impact on flood risk and water quality (please refer also to Core Strategy Policy CR4: Flood Management and Borough Wide Development Policy BR4: Water Resource Management for further details).**
- **Renewable energy features should wherever possible be an intrinsic part of the overall building design and should be located so as to anticipate any likely or potential future developments on adjacent sites, in order to ensure long term effectiveness.**

- Wherever possible, new development should avoid having a negative impact on the ability of surrounding properties to capture natural light and airflow for renewable technology purposes. However, this will be balanced with wider social, economic and environmental objectives that the development will contribute to reducing the impacts of climate change.

The design of the public realm should comply with the following principles:

- To avoid segregation and provide integrated public spaces for physical activity and recreation within and external to development.
- To provide public spaces and public routes that are attractive, uncluttered and work effectively for all in society, regardless of disability or age.
- To promote accessibility and local permeability by making places that are easy to move through and connect with one another. A priority of pedestrian-oriented modes over automobile use and an integration of land use and transport is key.
- To naturalise and green the urban environment through an interconnected network of parks, open spaces, tree-lined streets, wildlife corridors, woodlands, pedestrian and cycle routes (please refer to Core Strategy Policy CM3: Public Open Spaces for further details).
- To provide attractive, useable, durable, flexible and adaptable public spaces (includes facility provision such as seating, public art, lighting, cycle stands and signage).
- To provide a 'sense of place' in appropriate locations by creating landmarks, gateways and places that are a focus for community civic activity.
- To protect views, vistas and landmarks in relation to buildings.
- To provide safe environments that improve crime prevention and reduce 'fear of crime'.
- To encourage active frontages at ground level to public spaces.
- To respect the local context, historic environment, and urban and landscape character of the area as set out in the Urban Design Framework SPD and the Barking Town Centre Area Action Plan Urban Design Guidance SPD and Conservation Area Appraisals/Management Plans.
- To provide, where practical, tranquil spaces where the impact of noise is minimised and mitigated (for example through the use of low-noise road surfaces, and guiding late-night activities to suitable areas).

## REASONED JUSTIFICATION

5.11.1 Barking and Dagenham has a very diverse character with a Major Town Centre, significant areas of suburban housing, industrial areas south of the A13 and some open countryside.

5.11.2 New development represents an opportunity to improve the quality of the existing environment. It is, however, essential that developments should respect and enhance the quality of the particular environment within which they will be set. For example, Barking Town Centre is a busy shopping centre with big buildings and a variety of different uses. The sort of development which would be appropriate there would not be appropriate, for example, in the heart of the Dagenham Village Conservation Area.

5.11.3 For this reason, the Council has produced the Urban Design Framework SPD. This divides the Borough into a set of character areas, which are described and design policies specific to them are set out. Developers should take full account of this and where appropriate the following SPDs and PANs when designing their schemes:

- Biodiversity, How biodiversity can be protected and enhanced in the development process, SPD (Target adoption 2011).
- Trees and Development SPD (Target adoption 2011).
- Barking Town Centre Area Action Plan Urban Design Guidance SPD (Target adoption 2011).
- Barking Station Interchange Masterplan SPD (Target adoption 2011).
- Green Roofs PAN (2005).
- Sustainable Design and Construction PAN (2007).

## Appendix 1

### Superseded UDP Policies

<b>Saved UDP Policy</b>	<b>Status</b>
STRATEGIC POLICY B HOUSING	Superseded Core Strategy
STRATEGIC POLICY C HOUSING	Superseded Core Strategy
STRATEGIC POLICY E EMPLOYMENT	Superseded Core Strategy
STRATEGIC POLICY F EMPLOYMENT	Superseded Core Strategy
STRATEGIC POLICY G SHOPPING	Superseded Core Strategy
STRATEGIC POLICY H SHOPPING	Superseded Core Strategy
STRATEGIC POLICY I ENVIRONMENT	Superseded Core Strategy
STRATEGIC POLICY J ENVIRONMENT	Superseded Core Strategy
STRATEGIC POLICY K ENVIRONMENT	Superseded Core Strategy
STRATEGIC POLICY L ENVIRONMENT	Superseded Core Strategy
STRATEGIC POLICY M ENVIRONMENT	Superseded Core Strategy
STRATEGIC POLICY N ENVIRONMENT	Superseded Core Strategy
STRATEGIC POLICY O ENVIRONMENT	Superseded Core Strategy
STRATEGIC POLICY X TRANSPORT	Superseded Core Strategy
STRATEGIC POLICY Y TRANSPORT	Superseded Core Strategy
STRATEGIC POLICY Z TRANSPORT	Superseded Core Strategy
STRATEGIC POLICY AA TRANSPORT	Superseded Core Strategy
STRATEGIC POLICY BB TRANSPORT	Superseded Core Strategy
STRATEGIC POLICY CC TRANSPORT	Superseded Core Strategy
POLICY H2 HOUSING	Superseded Borough Wide Development Policies
POLICY H3 HOUSING	Superseded Borough Wide Development Policies
POLICY H5 HOUSING	Superseded Borough Wide Development Policies
POLICY H7 HOUSING	Superseded Borough Wide Development Policies
POLICY H8 HOUSING	Superseded Core Strategy
POLICY H9 HOUSING	Superseded Borough Wide Development Policies
POLICY H10 HOUSING	Superseded Borough Wide Development Policies
POLICY H11 HOUSING	Superseded Borough Wide Development Policies
POLICY H12 HOUSING	Superseded Borough Wide Development Policies
POLICY H14 HOUSING	Superseded Borough Wide Development Policies



POLICY H15	HOUSING	Superseded Borough Wide Development Policies
POLICY H16	HOUSING	Superseded Borough Wide Development Policies
POLICY H18	HOUSING	Superseded Borough Wide Development Policies
POLICY H19	HOUSING	Superseded Borough Wide Development Policies
POLICY H22	HOUSING	Superseded Borough Wide Development Policies
POLICY E1	EMPLOYMENT	Superseded Core Strategy
POLICY E2	EMPLOYMENT	Superseded Core Strategy
POLICY E3	EMPLOYMENT	Superseded Core Strategy
POLICY E4	EMPLOYMENT	Superseded Core Strategy
POLICY E6	EMPLOYMENT	Superseded Core Strategy
POLICY E7	EMPLOYMENT	Superseded Borough Wide Development Policies
POLICY E8	EMPLOYMENT	Superseded BTC AAP
POLICY E9	EMPLOYMENT	Superseded BTC AAP
POLICY E10	EMPLOYMENT	Superseded BTC AAP
POLICY E12	EMPLOYMENT	Superseded BTC AAP
POLICY E14	EMPLOYMENT	Superseded BTC AAP
POLICY S2	SHOPPING	Superseded Borough Wide Development Policies
POLICY S3	SHOPPING	Superseded Borough Wide Development Policies
POLICY S4	SHOPPING	Superseded Borough Wide Development Policies
POLICY S5	SHOPPING	Superseded Borough Wide Development Policies
POLICY S6	SHOPPING	Superseded Borough Wide Development Policies
POLICY S7	SHOPPING	Superseded Borough Wide Development Policies
POLICY S8	SHOPPING	Superseded Borough Wide Development Policies
POLICY S9	SHOPPING	Superseded Borough Wide Development Policies
POLICY S11	SHOPPING	Superseded Borough Wide Development Policies
POLICY S12	SHOPPING	Superseded Borough Wide Development Policies
POLICY S13	SHOPPING	Superseded Borough Wide Development Policies
POLICY S14	SHOPPING	Superseded Borough Wide Development Policies
POLICY S15	SHOPPING	Superseded Borough Wide Development Policies
POLICY S16	SHOPPING	Defunct
POLICY S17	SHOPPING	Defunct

POLICY S19	SHOPPING	Defunct
POLICY B.T.C. 1	BARKING TOWN CENTRE	Superseded BTC AAP
POLICY B.T.C. 2	BARKING TOWN CENTRE	Superseded BTC AAP
POLICY B.T.C. 3	BARKING TOWN CENTRE	Superseded BTC AAP
POLICY B.T.C. 4	BARKING TOWN CENTRE	Superseded BTC AAP
POLICY B.T.C. 6	BARKING TOWN CENTRE	Superseded BTC AAP
POLICY B.T.C. 8	BARKING TOWN CENTRE	Superseded BTC AAP
POLICY B.T.C. 10	BARKING TOWN CENTRE	Superseded BTC AAP
POLICY B.T.C. 12	BARKING TOWN CENTRE	Superseded BTC AAP
POLICY B.T.C. 9	BARKING TOWN CENTRE	Superseded BTC AAP
POLICY BR1	BARKING REACH	Superseded SSA DPD
POLICY BR2	BARKING REACH	Superseded SSA DPD
POLICY BR4	BARKING REACH	Superseded SSA DPD
POLICY BR6	BARKING REACH	Superseded SSA DPD
POLICY BR7	BARKING REACH	Superseded SSA DPD
POLICY BR8	BARKING REACH	Superseded SSA DPD
POLICY BR9	BARKING REACH	Defunct
POLICY BR10	BARKING REACH	Superseded Core Strategy
POLICY BR11	BARKING REACH	Superseded SSA DPD
POLICY BR12	BARKING REACH	Defunct
POLICY G1	ENVIRONMENT	Superseded Core Strategy
POLICY G2	ENVIRONMENT	Superseded Core Strategy
POLICY G3	ENVIRONMENT	Superseded Core Strategy
POLICY G4	ENVIRONMENT	Superseded Core Strategy
POLICY G5	ENVIRONMENT	Superseded Core Strategy
POLICY G6	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G7	ENVIRONMENT	Defunct
POLICY G8	ENVIRONMENT	Superseded Core Strategy
POLICY G9	ENVIRONMENT	Superseded Core Strategy
POLICY G11	ENVIRONMENT	Superseded Core Strategy
POLICY G12	ENVIRONMENT	Superseded Core Strategy
POLICY G13	ENVIRONMENT	Superseded Core Strategy
POLICY G14	ENVIRONMENT	Superseded Borough Wide Development Policies

POLICY G15	ENVIRONMENT	Defunct
POLICY G16	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G17	ENVIRONMENT	Superseded Core Strategy
POLICY G19	ENVIRONMENT	Superseded Core Strategy
POLICY G20	ENVIRONMENT	Superseded Core Strategy
POLICY G21	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G22	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G27	ENVIRONMENT	Defunct
POLICY G28	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G29	ENVIRONMENT	Saved
POLICY G30	ENVIRONMENT	Saved
POLICY G31	ENVIRONMENT	Saved
POLICY G32	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G33	ENVIRONMENT	Superseded Core Strategy
POLICY G34	ENVIRONMENT	Superseded Core Strategy
POLICY G35	ENVIRONMENT	Superseded BTC AAP
POLICY G36	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G37	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G38	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G39	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G42	ENVIRONMENT	Superseded Core Strategy
POLICY G43	ENVIRONMENT	Superseded Core Strategy
POLICY G44	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G46	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G47	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G48	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G49	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G50	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G51	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G53	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G54	ENVIRONMENT	Superseded Borough Wide Development Policies

POLICY G56	ENVIRONMENT	Superseded SSA DPD
POLICY G57	ENVIRONMENT	Superseded Core Strategy
POLICY G58	ENVIRONMENT	Superseded Core Strategy
POLICY G59	ENVIRONMENT	Superseded Core Strategy
POLICY G60	ENVIRONMENT	Superseded Core Strategy
POLICY G61	ENVIRONMENT	Superseded Core Strategy
POLICY G62	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G63	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G64	ENVIRONMENT	Superseded Core Strategy
POLICY G65	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G67	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G68	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G70	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G71	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G73	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G74	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G75	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G76	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY G77	ENVIRONMENT	Superseded Borough Wide Development Policies
POLICY DE1	DESIGN	Superseded Core Strategy
POLICY DE2	DESIGN	Superseded Borough Wide Development Policies
POLICY DE3	DESIGN	Superseded Borough Wide Development Policies
POLICY DE6	DESIGN	Superseded Borough Wide Development Policies
POLICY DE7	DESIGN	Superseded Borough Wide Development Policies
POLICY DE8	DESIGN	Superseded Core Strategy
POLICY DE9	DESIGN	Superseded Core Strategy
POLICY DE11	DESIGN	Superseded Borough Wide Development Policies
POLICY DE12	DESIGN	Defunct
POLICY DE13	DESIGN	Superseded Borough Wide Development Policies
POLICY DE14	DESIGN	Superseded Borough Wide Development Policies
POLICY DE15	DESIGN	Superseded Borough Wide Development Policies

POLICY DE16 DESIGN	Superseded Borough Wide Development Policies
POLICY DE17 DESIGN	Superseded Borough Wide Development Policies
POLICY DE19 DESIGN	Defunct
POLICY DE20 DESIGN	Defunct
POLICY DE22 DESIGN	Superseded Borough Wide Development Policies
POLICY DE23 DESIGN	Superseded Borough Wide Development Policies
POLICY DE24 DESIGN	Superseded Borough Wide Development Policies
POLICY DE25 DESIGN	Superseded Borough Wide Development Policies
POLICY DE26 DESIGN	Superseded Borough Wide Development Policies
POLICY DE27 DESIGN	Superseded Borough Wide Development Policies
POLICY DE28 DESIGN	Superseded Borough Wide Development Policies
POLICY DE30 DESIGN	Superseded Borough Wide Development Policies
POLICY DE31 DESIGN	Superseded Borough Wide Development Policies
POLICY DE32 DESIGN	Superseded Borough Wide Development Policies
POLICY DE33 DESIGN	Superseded Borough Wide Development Policies
POLICY DE35 DESIGN	Superseded Borough Wide Development Policies
POLICY DE36 DESIGN	Superseded Borough Wide Development Policies
POLICY DE37 DESIGN	Superseded Borough Wide Development Policies
POLICY DE40 DESIGN	Superseded Borough Wide Development Policies
POLICY DE42 DESIGN	Superseded Borough Wide Development Policies
POLICY DE44 DESIGN	Superseded Borough Wide Development Policies
POLICY DE45 DESIGN	Superseded Borough Wide Development Policies
POLICY C2 COMMUNITY FACILITIES	Superseded Core Strategy
POLICY C3 COMMUNITY FACILITIES	Superseded Core Strategy
POLICY C4 COMMUNITY FACILITIES	Superseded Core Strategy
POLICY C5 COMMUNITY FACILITIES	Superseded Core Strategy
POLICY C6 COMMUNITY FACILITIES	Superseded SSA DPD
POLICY C9 COMMUNITY FACILITIES	Superseded Core Strategy
POLICY C11 COMMUNITY FACILITIES	Superseded Core Strategy
POLICY C13 COMMUNITY FACILITIES	Superseded Core Strategy
POLICY C14 COMMUNITY FACILITIES	Superseded Borough Wide Development Policies

POLICY C15	COMMUNITY FACILITIES	Superseded Core Strategy
POLICY C16	COMMUNITY FACILITIES	Superseded Borough Wide Development Policies
POLICY C17	COMMUNITY FACILITIES	Superseded Core Strategy
POLICY A.T.3	ARTS AND TOURISM	Superseded Core Strategy
POLICY A.T.6	ARTS AND TOURISM	Superseded Borough Wide Development Policies
POLICY A.T.8	ARTS AND TOURISM	Superseded Borough Wide Development Policies
POLICY T 3	TRANSPORT	Defunct
POLICY T 5	TRANSPORT	Superseded Core Strategy
POLICY T 7	TRANSPORT	Superseded BTC AAP
POLICY T 8	TRANSPORT	Superseded BTC AAP
POLICY T 9	TRANSPORT	Superseded BTC AAP
POLICY T 10	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 12	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 16	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 17	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 19	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 20	TRANSPORT	Defunct
POLICY T 21	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 23	TRANSPORT	Superseded SSA DPD
POLICY T 24	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 25	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 26	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 27	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 30	TRANSPORT	Superseded BTC AAP
POLICY T 31	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 32	TRANSPORT	Superseded Borough Wide Development Policies
POLICY T 33	TRANSPORT	Superseded Core Strategy
POLICY T 34	TRANSPORT	Superseded Core Strategy
POLICY T 36	TRANSPORT	Superseded Borough Wide Development Policies

If you need help reading or understanding this document, please contact the Planning Policy Team

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