

HAVE YOUR SAY
NEW LOCAL PLAN
for Barking and Dagenham



One borough; one community; one plan

www.lbbd.gov.uk/localplan
London's growth opportunity



One borough; one community; one plan

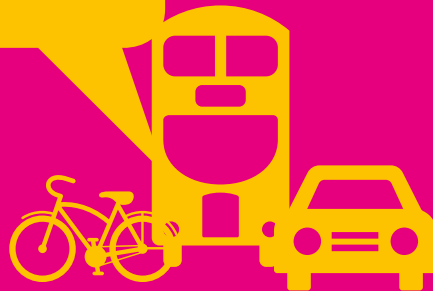


Want to make sure that new homes and new jobs make Barking and Dagenham an even better place to live?



Can you help us to improve our town centres?

Would you like to see more investment in better transport connections?



Want to influence the development of new schools and other community facilities for the borough's growing community?



What would you do to improve your local park?



What are your favourite buildings, places and spaces in the borough?



If you have an opinion on any of these issues we want to hear from you!

London's Growth Opportunity

Issues and Options Summary and Consultation Paper

Contents

Page

1 Introduction

3

What is the Local Plan?

Why does Barking and Dagenham need a Local Plan?

What is the Local Plan Issues and Options Consultation?

Have your say

2 A Shared Vision for Barking and Dagenham

5

Issue 1: What sort of place do we want Barking and Dagenham to be?

3 How should Barking and Dagenham Grow (homes and jobs)?

7

Issue 2: Homes for a growing population.

Issue 3: The right mix and density of homes.

Issue 4: Delivering new jobs and understanding Barking and Dagenham's place in the London economy.

Issue 5: Creating successful town centres, becoming East London's cultural hub.

4 How do we make sure growth will improve quality of life?

15

Issue 6: Planning for the transport infrastructure, schools, healthcare, leisure and recreation facilities needed to support our growing community.

Issue 7: How do we protect and improve the places, spaces and qualities that make Barking and Dagenham special?

Issue 8: Empowering local communities.

Issue 9: Planning for wellbeing; creating a healthy Barking and Dagenham.

Issue 10: Planning for climate change.

Issue 11: Planning for green open spaces, waterways and habitats.

Issue 12: Green Belt.

5 Making it happen

25

Issue 13: Managing the delivery of the Local Plan.

Introduction

One borough; one community; one plan

What is the Local Plan?

The Council wants your help in writing a new Local Plan, a document which will set out what Barking and Dagenham will look like in 2030 and the policies which will deliver this vision. The Local Plan will be focused on delivering the Council's Vision 'One borough; One community; London's growth opportunity'. The plan will be used when decisions on planning applications are made.

The Local Plan will include targets for the number of homes and jobs to be delivered from 2015 to 2030. It will set out the requirements for new transport links and facilities such as schools and health centres to meet the needs of new and existing residents. The plan will also include those features in the borough which people cherish and need to be protected, such as parks and historic buildings.

Why does Barking and Dagenham need a Local Plan?

Since 2010 the borough's population has increased significantly. Barking and Dagenham is forecast to be one of the fastest growing boroughs in the country up to 2030. A new Local Plan is required to make sure that new homes and jobs are planned in a way which ensures that new and existing residents and businesses benefit from new development and that Barking and Dagenham becomes an even better place to live.

What is the Local Plan Issues and Options Consultation?

This is your opportunity to tell us what you think Barking and Dagenham should be like in 2030 and the issues that need to be addressed. Your comments at this stage will be used to help write the Local Plan.

This document is the 'Issues and Options Summary and Consultation Paper' and this is the first stage in writing the Local Plan. It provides a summary of the main issues which the Council consider need to be addressed by the Local Plan. It supplements a piece of work titled 'Issues and Options Report' (July 2015) which provides more detailed information on the questions which are posed in this consultation paper. The Issues and Options Report can be found on this webpage:

www.lbbd.gov.uk/localplan

You can answer the questions in this document without reading the Issues and Options Report. However, if you want to read the Issues and Options Report, the relevant page numbers are provided against each issue.

Whilst this consultation paper sets out the issues identified by the Council, you can also suggest any issues or options you feel are missing. You are welcome to answer every question in the document or, if you are interested in just one or two, please feel free to just answer those.

We have aimed to explain the information in this document clearly but we sometimes have to use technical wording. For this reason we have provided a glossary (Appendix A) at the end of this document.

Have your say

There are a number of ways in which you can respond to the questions:

1. Using the Council's online consultation system (the Council's preferred means) at:
www.lbbd.gov.uk/localplan
Here you can also read the Issues and Options Report (July 2015) on which this consultation is based.
2. If you do not have internet access, the Issues and Options Report (2015) and the Summary and Consultation Paper are available from the Town Hall, Civic Centre and borough libraries.
Please note that paper copies are for those without access to a computer.


Responses should be sent to
localplan@lbbd.gov.uk

If electronic submission of comments is not possible, please write to us at:

**London Borough of Barking and Dagenham
Planning Policy
Local Plan Issues and Options
Town Hall
1 Town Square
Barking
IG11 7LU**

Alternatively, please hand your comments in to the reception at Barking Town Hall or the Civic Centre.

The deadline for all responses is 5pm on Wednesday 16 December 2015.

A photograph of modern apartment buildings with colorful balconies (yellow, orange, green) and a central white building with vertical windows. The scene is set against a blue sky with light clouds. In the foreground, there are green trees and a paved area with a white railing.

Responses received after this deadline can only be accepted in exceptional circumstances. If you have any questions or experience any difficulty submitting your representations please contact the planning policy team at localplan@lbbd.gov.uk

Please note that the Council cannot respond to individual representations or acknowledge receipt but all comments will be referenced within the consultation statement published on the Council's website.

What happens next?

The process of reviewing the Local Plan will include two consultations. The first is this one on the Issues and Options and the second will be on the Draft Plan.

Once the consultation on the Issues and Options has finished the Council will consider all of the comments received and use them to refine the options. A summary of responses will be published in the Council's website in early 2016. Comments received cannot be treated as confidential.

We will then draft the Local Plan, setting out detailed policies which will be subject to a further round of consultation in the summer of 2016.

The Local Plan will then be submitted to the Secretary of State for an Independent Examination before the Planning Inspectorate in late 2016. The Plan will then be adopted in 2017.

Alternative formats

If you would like to read this consultation document in a different format, such as large print, please email Planning Policy at localplan@lbbd.gov.uk

A Shared Vision for Barking and Dagenham



Issue 1. What sort of place do we want Barking and Dagenham to be?

These questions relate to sections two and three of the Issues and Options Report (pages 6 to 11) which provide a background to the history of the borough. The report explains how the area has evolved from a centre for the fishing trade in the 1800s, through to its manufacturing heyday in the 1950s and goes on to present the opportunities for future growth. Importantly, it sets out how the Council would like to make sure that there is the correct balance between providing land for new housing, whilst also identifying land for employment.

The Local Plan will have a vision for what Barking and Dagenham will look like in 2030. This is your opportunity to help us write this. Since this is the first stage of preparing the Local Plan the Council is not presenting a definitive vision for the borough in 2030. Instead, the Issues and Options Report explains that it could be possible to build 35,000 new homes and deliver 10,000 new jobs by 2030 and how this could be done in a way which improves the quality of life of new and existing residents (pages 9 to 11).

The report explains that there are seven locations, referred to as 'growth hubs', where these new jobs and housing could be focused, as illustrated in **Figure 1**.

We are looking for feedback to help develop the vision for the borough.

Q1: What do you like about Barking and Dagenham and what do you think makes it special?

Q2: Has the Council correctly identified the seven locations for new homes and jobs, as set out in Figure 1, have we missed any locations or are there too many?

Q3: What development do you think we need and where?

Q4: What three words or phrases best describe your perfect picture for the borough in 15 years time?

Q5: If you live in the borough, do you see yourself staying here for:

A. the next 5 years?

Yes No Not sure

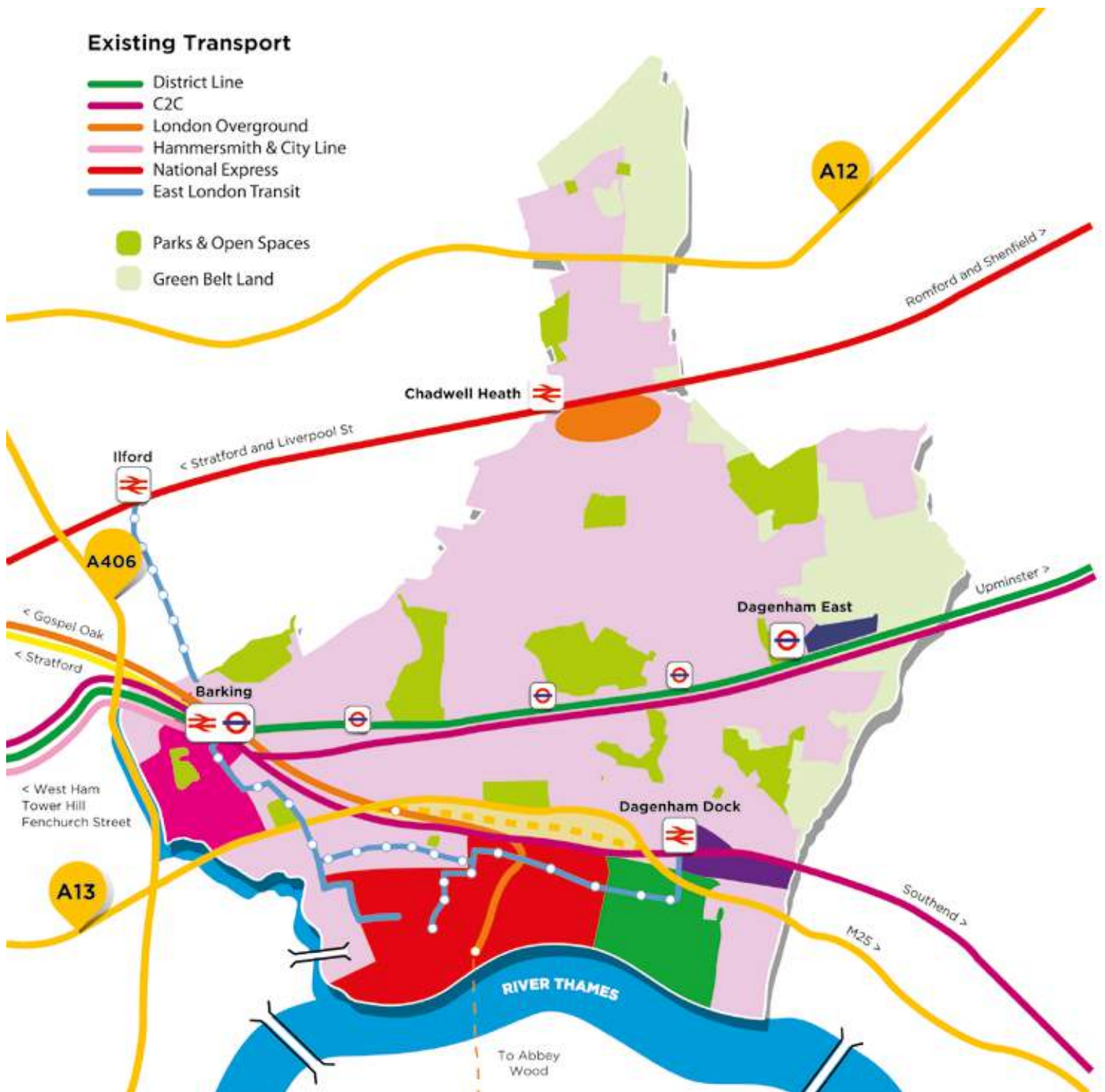
B. the next 15 years?

Yes No Not sure

Q6: If you do not currently live in the borough, could you see yourself moving here in the next 5 to 15 years?

Yes No Not sure

Figure 1: Barking and Dagenham Growth Hubs



**Barking and Dagenham:
London's Growth Opportunity**

Growth Hubs

- Barking Riverside (10,800 homes)
Thames Road (2,000 homes)
Creekmouth (4,000 homes)
- Barking Town Centre
(inc Housing Zone and Art Enterprise Zone)
(5,000 homes, 1,000 jobs)
- Beam Park and Ford Stamping Plant
(3,200 homes, 1,000 jobs)

- londoneast-uk
(2,500 jobs)
- London Sustainable
Industries Park
(2,500 jobs)
- Chadwell Heath
(3,000 homes)
- Castle Green
(5,000 homes)

Interventions

- London Overground Extension (and stations)
- London Overground to Abbey Wood
- Crossrail 1
- Crossrail 2
- A13 undergrounding
- New River Crossings

How should Barking and Dagenham Grow (homes and jobs)?

3

Issue 2. Homes for a growing population.

These questions relate to Section 4 of the Issues and Options Report (pages 11 to 42). Where new housing is located in the borough will have an impact on all our communities. Highlights from this section (pages 11 to 24) include:

- The borough's population increased by 10.9 percent between 2001 and 2011.
- The population is forecast to increase from 200,000 today to 250,500 by 2031 and to 274,900 by 2041.
- The Local Plan must look to exceed its London Plan target of 1,236 new homes per year and, where possible, meet need.
- There is the potential to release 117.5 hectares of protected industrial land for the development of 16,000 homes with supporting facilities and shops and services.
- The possible release of the following industrial sites for new housing:
 - Creekmouth: 4,000 homes
 - Thames Road: 2,000 homes
 - Castle Green: 5,000 homes
 - Ford Stamping Plant: 2,000 homes
 - Chadwell Heath Industrial Area: 3,000 homes

These sites are illustrated in **Figure 2** which also includes all of the potential housing sites, as identified by the Council and Call for Sites exercise (28 January to 20 March 2015).

Q7: How many new homes should be built in Barking and Dagenham each year?

Option A: 1,236 new homes a year, as required by the London Plan, which is less than the forecast need for new housing.

Option B: 2,333 new homes a year by building on under used and vacant industrial land. This would meet the overall forecast housing need.

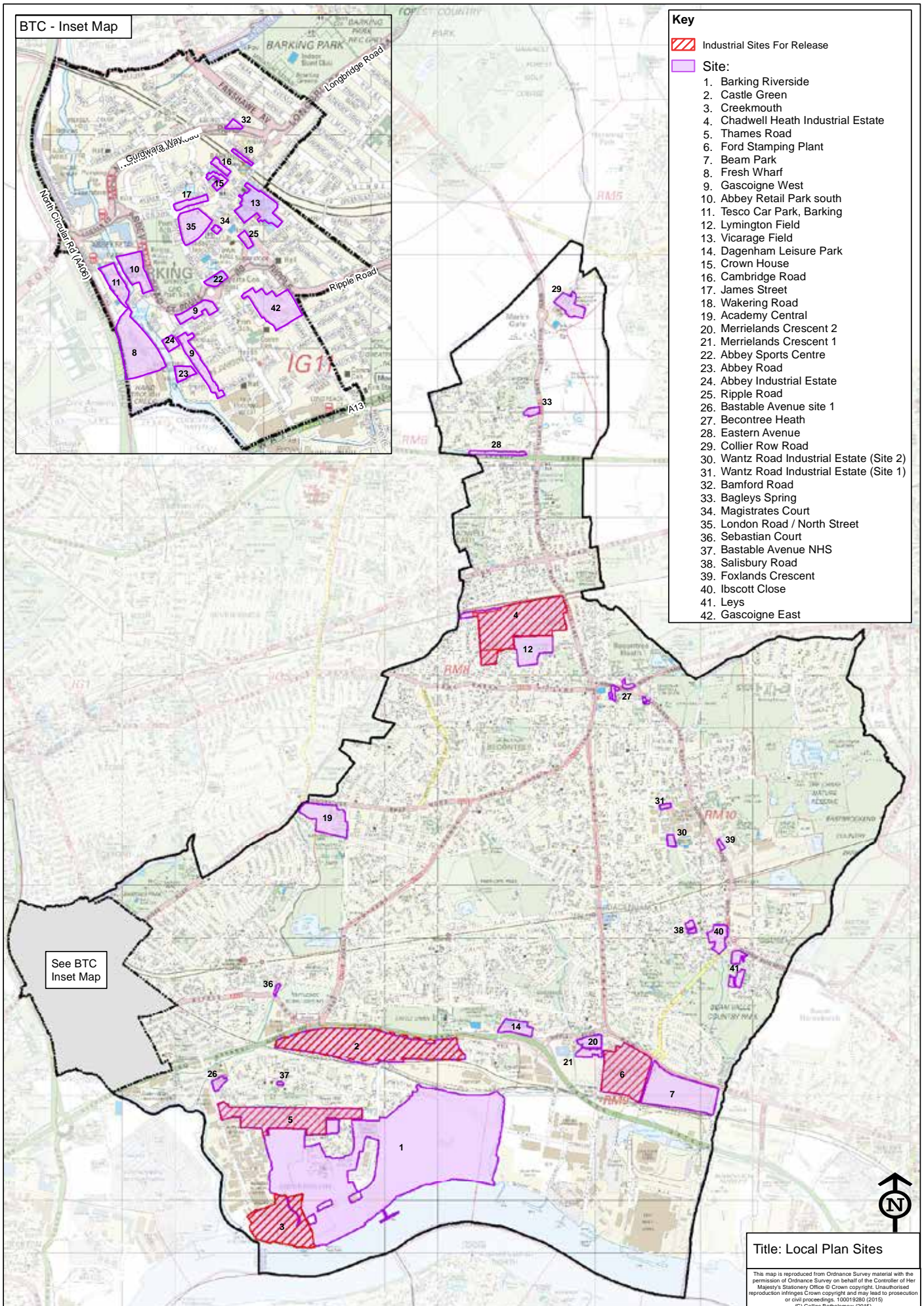
Q8: Do you have any specific comments to make about any of the housing sites identified?

In your response please state the site name or number as identified in Figure 2 and your interest, for example, local resident, landowner or agent. You may wish to make reference to any site specific opportunities or constraints that you are aware of, and you may wish to provide evidence to support your response.

Q9: Are these the best sites for new housing? If not, why not?

Q10: Are there any other sites which the Council should consider for new housing?

Figure 2: Borough Plan showing proposed housing sites with capacity for 35,000 homes



Issue 3. The right mix and density of new homes.

The types of new housing which could be delivered are discussed on pages 28 to 40 of the Issues and Option Report. Highlights from this section include:

- Whilst Barking and Dagenham is London's most affordable borough it is also the 44th most expensive place to live in the UK.
- Local incomes are less than the national average.
- Currently the average house price (£274,467) in the borough is ten times average local income (£26,962).
- Barking and Dagenham has the fourth highest concentration of Council and Housing Association rented housing in London
- Between 2001 and 2011 the average household size in Barking and Dagenham increased from 2.42 to 2.65 persons.
- Household size is forecast to decrease to 2.53 persons. This is due to a predicted increase in the number of single person and lone parent households. At the same time, the number of larger households with two or more children is not likely to increase as much as in the past.
- The London Plan seeks to maximise the numbers of affordable homes built in London. It seeks at least 17,000 more affordable homes per year across the whole of London. As a percentage this means that 40 percent of all new homes in London should be affordable, 12 percent private rented and 48 percent market housing for sale.
- The 12 percent private rented is institutional private rented housing which is purpose built, managed apartment blocks with on site facilities such as gyms and cafes. This gives people who want to rent an alternative to living in poor quality buy-to-let accommodation.
- The Council thinks that if we were to set a policy which requires 40 percent of all new housing to be affordable it may make the Local Plan unviable. This is because the majority of new homes will be on a small number of large brown field sites, which will be costly to develop. Therefore, the Council is also looking at options with a lower percentage of affordable housing target (25 percent or 30 percent) applied to a higher overall housing target (2,333 compared to 1,236) so that more affordable homes are built overall along with more private rented housing and targets to make sure enough homes are built for older people.

Q11: Should the Local Plan try to deliver 40 percent of all new homes as affordable homes or do you agree with the Council's approach to apply a lower affordable housing target to a higher housing figure, which will deliver more affordable housing overall, along with more private rented housing?

Q12: Do you think that the Local Plan should decide on the size of new homes which are built or should this be left to the market to decide? By this we mean space standards.

Q13: What types of homes need to be built? By this we mean one, two or three bedroom homes, flats, houses or bungalows for example.

Q14: How could the Council best plan for an ageing population? Ideas you may want to consider include types and location of housing and supporting facilities.





Issue 4. Delivering new jobs and understanding Barking and Dagenham's place in the London economy.

An important role of the Local Plan is to make sure the borough plays its full part in the London and wider economy.

Section 4.5 (pages 27 to 28) of the Issues and Options Report sets out the implications for releasing 117 hectares of industrial employment land for housing. It seeks to understand Barking and Dagenham's current economic position. Section 4.7 (pages 40 to 42) looks at where new jobs could come from. The Council has Evidence Base to support this area of the plan, please see the Economic Development Study, 2014 which can be found at www.lbbd.gov.uk/localplan. Highlights from these sections, which include information from the Council's Economic Development Study, include:

- 20 percent of the urban area of Barking and Dagenham is industrial land more than any other London borough. In general, industrial land in the borough is underused.
- Despite the number of people being employed in industry having fallen by over two thirds since 1950, the amount of industrial land in the borough remains almost the same.
- A projected 1,000 new industrial sector jobs will be delivered by 2030.
- A projected 9,000 new jobs will be generated outside the industrial areas within new developments and the borough's town centres.
- The Council consider that Barking and Dagenham has the potential for growth across the following six economic sectors:
 1. Green technology, building on the success of the London Sustainable Industries Park.
 2. Biotech, taking advantage of the superb laboratory facilities at londoneastuk (the former Sanofi/May and Baker site)
 3. Health and social care opportunities, including the development of Care City (this will be a centre for best practice in health and social care – on the former Abbey Leisure Centre site).
 4. Creative industries, centred on the Ice House Quarter and Broadway Theatre in Barking. Potential for film studios at londoneastuk.

5. Logistics and other London service industries harnessing the borough's excellent accessibility.
 6. Advanced manufacturing, building on the borough's manufacturing heritage.
- There is a lack of guidance in the current Local Plan on the preferred uses within the borough's industrial areas.

Q15: Where should future employment growth be located?

Q16: Do you think that the six economic sectors identified as having potential for growth in Barking and Dagenham (see above) are the right areas for the plan to focus on?

Q17: If you disagree, which types of employment do you think have the potential to grow in Barking and Dagenham over the next 15 years and what conditions are needed to generate and retain these jobs locally?

Q18: Should the Local Plan provide more detailed guidance on the borough's industrial estates? If so, what should the strategy be for these areas?

Q19: What do you believe are the key barriers to businesses locating in Barking and Dagenham? You may want to consider the size, quality and location of existing premises and access to transport networks for example.

Q20: Should the Local Plan consider the reuse of vacant and underused industrial sites for housing?

Issue 5. Creating successful town centres, becoming East London's cultural hub.

Section 4.7 of the Issues and Options Report (pages 40 to 42) considers the future for the borough's traditional retail centres. It also provides direction on where arts and cultural facilities should be focused. The borough's town centres are currently classed as being either a Major, District or Neighbourhood Centre. The Council's interactive Proposals Map (2012) shows the location of the existing centres discussed in this section:

<http://lbbd.opus3.co.uk/ldf/maps>. The Council has Evidence Base to support this area of the Plan, please see the Economic Development Study, 2014 which can be found at www.lbbd.gov.uk/localplan.

Highlights from this section include:

- Barking Town Centre and the borough's District and Local Centres need to become not only destinations for shopping but lively, dynamic, exciting and social places that give a sense of belonging if they are to be successful.
- Many people choose to shop outside the borough at competing centres such as Gallions Reach, Romford, Westfield Stratford, Ilford and Lakeside.
- New housing, at higher densities, should be focused in the borough's Town and District Centres.
- There is a need to plan for 11,723 sqm of additional retail space to meet the needs of the borough's growing population – most of this will be directed to Barking Town Centre.
- Proposals for the borough's Major Centre: Barking Town Centre
 - Barking Town Centre should become East London's next cultural hub.
 - 5,000 new homes.
 - Over 10,000 square metres of new retail floorspace.
- Proposals for the borough's existing District Centres:
 - Dagenham Heathway District Centre
 - Redevelopment of the mall and the shops to the north of Dagenham Heathway Station.

Chadwell Heath and Green Lane District Centres

- Limited potential for new development.
- Centres should continue to provide the shops, service and community facilities to meet local day to day needs.

Barking Riverside District Centre


- A new district centre to meet the needs of over 25,000 new residents and to create a destination on the riverside.

- Creation of two new District Centres:
 - Merriellands Crescent District Centre
 - Improving the layout so it is more pedestrian friendly, increasing the range of shops and building new homes.

Merry Fiddlers Junction District Centre

- New District Centre to include the following:
 - Area around the new Becontree Leisure Centre
 - The ASDA superstore
 - Proposed expansion of the Morrisons Superstore
 - Area to the east of Althorne Way
 - Neighbourhood Centre 1: The Merry Fiddlers
 - Neighbourhood Centre 19: Whalebone Lane South

- Proposes to retain the remaining 30 neighbourhood parades. The new Local Plan would refer to these as being 'Neighbourhood Centres'.
- The Local Plan needs to consider how to control what uses can go into its traditional primary and secondary retail parades.
- Clustering of uses such as betting offices, payday loan companies and hot food takeaways is perceived to be a problem.
- The Council thinks that the new plan should focus not only on what a proposed new use will be but also on what contribution it will bring to the feel and function of a retail parade.
- The Council currently has a Supplementary Planning Document which seeks to prevent the loss of public house (Pubs). The new Local Plan could include a policy which would replace the need for this separate policy document.



Q21: What can the Local Plan do to make sure that people are encouraged to visit, shop, access services and generally enjoy:

- Barking Town Centre
- Dagenham Heathway
- Chadwell Heath
- Green Lane
- Barking Riverside

Q22: Do you feel that the proposed amendments to the borough's existing Town Centre hierarchy are correct (new District Centres at Merriellands Crescent, Merry Fiddlers and Barking Riverside)? If not what changes should be made?

Q23: Do you think there is too much of one type of shop or high street use in our town centres? If yes, is this a good or bad thing? Please explain why.

Q24: Is there a need for a specific policy to protect against the loss of public houses (pubs)? Please explain why.

How do we make sure growth will improve quality of life?

4

These questions relate to Section 5 of the Issues and Options Report (pages 42 to 59). It stresses the importance of planning for transport infrastructure and providing well designed services such as schools, healthcare, leisure and recreation facilities. It discusses how to protect and improve what we consider to be special in Barking and Dagenham and how to make the borough a more healthy place to live. This section also covers the important issues of open space provision, biodiversity, climate change and flood protection.

Issue 6. Planning for the transport infrastructure, schools, healthcare, leisure and recreation facilities needed to support our growing community.

Section 5.1 sets out the need for infrastructure to support growth (pages 43 to 49). Highlights include:

- The Local Plan needs to make sure that infrastructure can meet the demands of future population growth. The term infrastructure includes the following:
 - Transport links
 - Schools
 - Health facilities
 - Community spaces
 - Open spaces
 - Play pitches
 - Sports facilities
 - Utilities (electricity, natural gas, water, sewage, telephone services)
 - Broadband services
- Between 2001 and 2011 the 0 to 5 years age group increased by 25.9 percent and is projected to increase by a further 32.7 percent between 2011 and 2031.
- By 2021 55 percent of the borough's population is forecast to be from a Black, Asian or other Minority ethnic background.
- New schools, healthcare, leisure and recreational facilities will need to be planned for on the larger housing sites proposed in the Issues and Options report
- Masterplans for Chadwell Health Industrial Area (3,000 homes), Creekmouth (4,000 homes), Thames Road (2,000 homes), Beam Park (1,200 homes) and Castle Green (5,000 homes) will need to be completed as part of the Local Plan. These will identify the infrastructure needed for these new communities.

- Good transport links are vitally important to the success of the Local Plan.
- New transport links are the most expensive category of infrastructure to provide.
- An increasing number of people are working outside of the borough.
- It is important that people living in Barking and Dagenham have access to jobs both inside and outside of the borough.
- The plan should create an environment where walking, cycling and public transport is more attractive – this is important to prevent future rises in car ownership and the associated impacts on congestion and air quality.
- The future of the borough's many safeguarded wharves and rail freight terminals will be considered in the plan – this is linked with the potential release of industrial land.
- The Council has identified what it thinks are the main priority transport projects (see page 44 to 45 of the Issues and Options Report for more detail). Please note the order of the list does not reflect their importance:

A	Putting the A13 into a tunnel to reduce congestion and pollution, improve access from north to south, unlock land for 5,000 homes and improve the look of the area.
B	Barking to Stratford direct rail link, with an eastern spur of Crossrail 2
C	New C2C stop at Dagenham East Underground station.
D	London Overground extension to Barking Riverside and then Abbey Wood Crossrail Station
E	Barking Station improvements
F	New road river crossing from Gallions Reach to Woolwich followed by South Hornchurch to Belvedere
G	New River crossing from Barking Riverside to Gallions Reach
H	Improved bus/tram links to Barking Town Centre, Royal Docks, Barking Riverside, South Dagenham, Chadwell Heath and Romford (including Queens Hospital)

Q25: What do you think are the priorities for new infrastructure? Please order using the numbers one to eight, with one being most important and eight being the least important.

	Transport
	Social facilities (including schools, libraries, for example)
	Open space (including parks, recreation areas, wildlife corridors, for example)
	Energy (including new projects, for example)
	Health and emergency services
	Water and utilities
	Flood defences
	Other (please specify)

Q26: What do you think the needs will be for you, your family or friends in the borough in:

- A. 5 years
- B. 15 years

Q27: Are there any specific challenges or opportunities in your community that we have not identified?

Q28: Which of the transport priorities identified do you think is most important? Please order using the numbers one to eight, with one being most important and eight being the least important.

A	Putting the A13 into a tunnel to reduce congestion and pollution, improve access from north to south, unlock land for 5,000 homes and improve the look of the area
B	Barking to Stratford direct rail link, with an eastern spur of Crossrail 2
C	New C2C stop at Dagenham East Underground station
D	London Overground extension to Barking Riverside then Abbey Wood Crossrail Station and continued safeguarding of the DLR extension to Dagenham Dock
E	Barking Station improvements
F	New road river crossing from Gallions Reach to Woolwich followed by South Hornchurch to Belvedere
G	New River crossing from Barking Riverside to Gallions Reach
H	Improved bus/tram links to Barking Town Centre, Royal Docks, Barking Riverside, South Dagenham, Chadwell Heath and Romford (including Queens Hospital)

Q29: What do you feel are the main transport issues for the borough?

Q30: Have we missed any possible solutions?

Issue 7. How do we protect and improve the places, spaces and qualities that make Barking and Dagenham special?

The Local Plan should retain and create distinctive residential communities which have access to a wide range of local facilities and which provide a high quality living environment. Section 5.2 of the Issues and Options Report (pages 49 to 53) discusses how the Local Plan should make sure that growth has a positive impact on the borough's character; making it a more attractive place to live and visit. This section also considers how preserving and enhancing Barking and Dagenham's heritage could have a positive influence on how the borough is perceived. Highlights from this section include:

- If 35,000 homes are built by 2030 then the number of households will have grown by 50 percent.
 - The Local Plan must ensure that this amount of new homes make a positive contribution to the borough; strengthening its character.
 - The Local Plan should understand and reflect the different neighbourhoods in Barking and Dagenham.
 - The new plan could set out design guidance for the main housing sites at Chadwell Heath (3,000 homes), Creekmouth (4,000 homes), Thames Road (2,000 homes), Beam Park (1,200 homes) and Castle Green (5,000 homes).
 - The new housing sites could be designed to include a mix of uses at the ground floor level - this could include commercial or community space and not just space for shops but affordable space for small and medium sized businesses.
 - Creation of 'Lifetime Neighbourhoods' this means walkable neighbourhoods where people can live, shop, learn, access health services, cultural activities, work and spend their leisure time.
 - The Council has attempted to define what we think are the 11 places which make up Barking and Dagenham. The boundaries of these character areas will be subjective and fluid. This is why we would like your feedback on what you think the different places are in Barking and Dagenham. Please see **Figure 3** for a plan of the borough's character areas.
 - The Local Plan could outlaw back garden developments – this means the development of gardens for additional new homes.
- Barking and Dagenham has a rich history from the Bronze Age Dagenham Idol, the Barking Abbey, Eastbury Manor House, Valance Manor House and more recently its strong industrial heritage.
 - Barking and Dagenham has 45 listed buildings, 123 locally listed buildings, one scheduled ancient monument and four conservation areas.
 - The Becontree Estate is not a conservation area – yet the area is of huge historic importance, it was the largest public housing scheme of its time in the world. **Figure 3** shows the area which the Council consider to fall within the extent of the Becontree Estate.
 - The Local Plan could look to make sure that new development enhances the character of the Becontree Estate. This could take the form of design guidance.

Q31: How well do these areas match with your experience of living and working in Barking and Dagenham? Please see Figure 3.

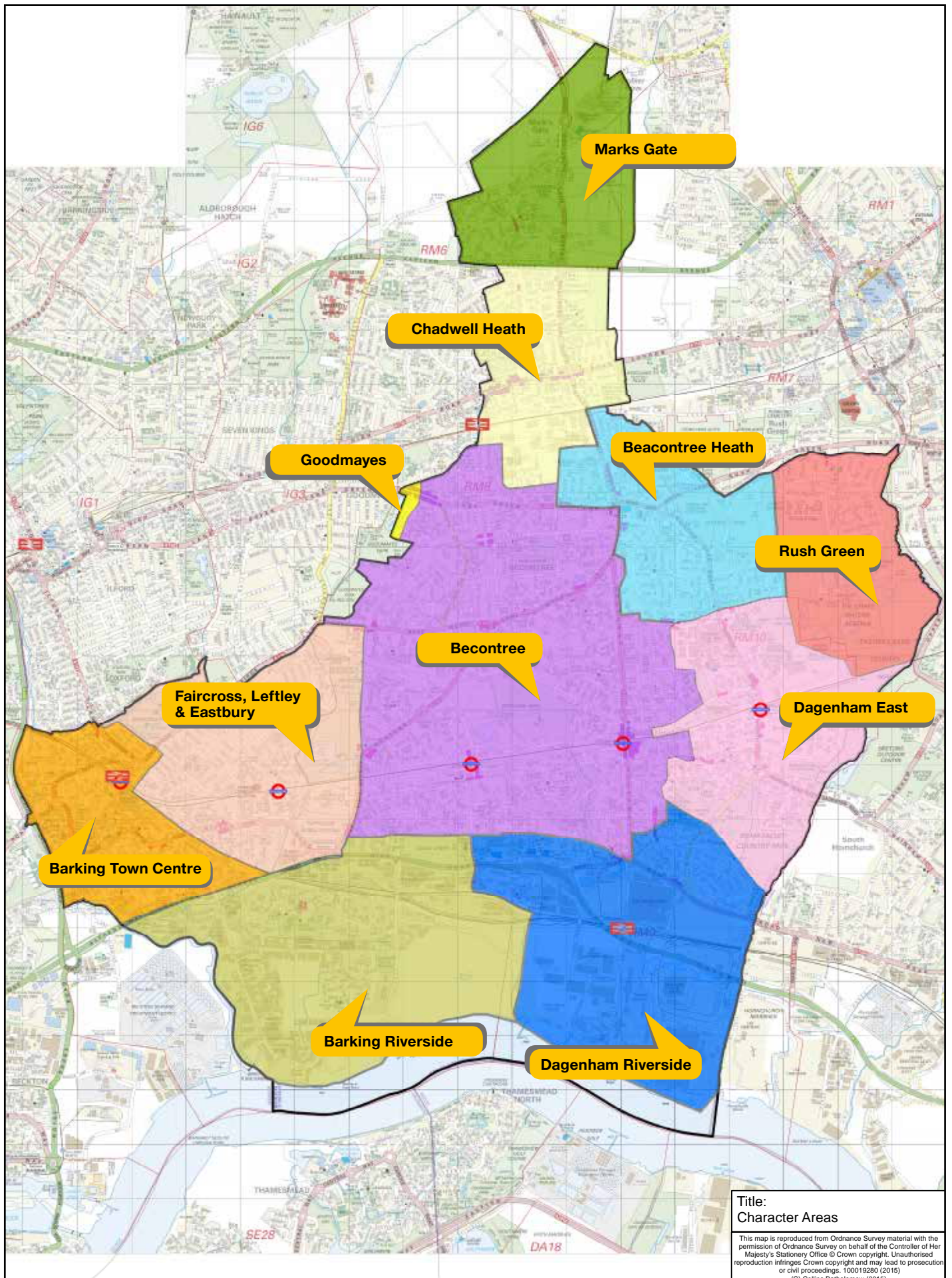
Q32: What are your favourite buildings, places and spaces in the borough? Please provide further details on why they are your favourite, to support your response.

Q33: Are there any buildings, places or spaces which you do not like? Please provide further details on why you do not like them, to support your response.

Q34: Should the Council outlaw the use of gardens as development sites for new homes or not?

Q35: Should the Local Plan contain a policy which seeks to protect and improve the original qualities of the Becontree Estate? Please see Figure 3.

Figure 3: Suggested Barking and Dagenham Character Areas (including the Becontree Estate)





Issue 8. Empowering local communities.

Reduced Government funding to local councils means that in the future services will inevitably have to be delivered differently. Section 5.3 (pages 53 to 54) of the Issues and Options Report discusses how the Local Plan forms an important role in the protection and improvement of social networks in the borough. In summary:

- One of the Council's three corporate priorities is 'to enable civic responsibility'. This means that wherever possible the Council will make sure that there are support mechanisms to enable people to live more independently, whilst still offering a safety net of support for our most vulnerable residents.
- The Local Plan has a role to play in sustaining the social fabric of the borough. This could mean protecting, or providing buildings or space within new development for faith groups, community interest groups, sports or social clubs or schools and children centres – there will be other examples too.
- The production of the Local Plan gives the Council the opportunity to better understand the need for space to support community activities.
- Where it is needed, the plan could make sure that community space is provided for as part of new developments.

Q36: Which local community groups are important to you? Please explain why these groups are important.

Q37: Are there any activities or community spaces which you think are missing from the borough? Please provide comment to support your response.

Issue 9. Planning for wellbeing, creating a healthy Barking and Dagenham.

All good planning aims to promote healthy, successful places for people to live and work in. In addition to access to healthcare services, a number of other factors are known to influence a person's health status and lifestyle. Section 5.4 (pages 54 to 56) of the Issues and Options Report briefly sets out the health picture of the borough and highlights how the Local Plan, through good planning, could to make healthier lifestyles easier to achieve. In summary:

- Planning should aim to provide the homes, jobs and services that people need, reduce environmental risks and deliver well designed buildings and urban spaces.
- Poorly planned and designed buildings and spaces could deter healthy lifestyles and contribute to poor physical and mental health.
- The principles of healthy urban planning apply to both new development and urban regeneration programmes such as housing estate renewal schemes.

Q38: What opportunities are there for creating a healthier environment? Areas to think about when giving your response include:

- Housing design
- Air quality
- Noise
- Construction
- Contaminated land
- Local food growing
- Walking and cycling environment
- Open space
- Play space
- Biodiversity
- Flood risk

Q39: What areas does the Local Plan need to address to make sure it creates vibrant neighbourhoods? Areas to think about when giving your response include:

- Healthcare services
- Education
- Access to social infrastructure
- Local employment and healthy workplaces
- Access to local food shops
- Design of public buildings and spaces

Issue 10. Planning for climate change.

We need to make sure that the urban and natural environments are capable of being adapted to meet the expected impacts of climate change. Section 5.5 (pages 56 to 59) of the Issues and Options Report considers how to plan for the effects of climate change:

- London is vulnerable to flooding, overheating and drought – climate change will increase the probability and severity of these effects.
- Measures to tackle climate change benefit not only the environment but also the local economy and quality of life for people living and working in Barking and Dagenham.
- The Local Plan could include the following measures. Please note the order of the list below does not reflect their importance:

A	Identify opportunities for decentralised heat networks. Where this is not possible encourage the use of Combined Heat and Power systems.
B	Secure local energy production to reduce energy costs and make energy supply more resilient and efficient.
C	Encourage developers to use more sustainable materials.
D	Reduce emissions from road vehicles by reducing the need to travel through the co location of buildings which the public use in locations with good public transport accessibility.
E	Make walking and cycling more attractive.
F	Promote the use of car clubs.
G	Maximise the economic opportunities of a low carbon economy by consolidating low carbon industries on the London Sustainable Industries Park.
H	Make sure new developments are designed to cope with hotter climates.
I	Maximise the amount of greenery in new developments.
J	Make efficient use of natural resources including water.
K	Manage flood risk.

Q40: Which approaches to dealing with climate change and sustainability do you think are most appropriate?

Q41: Have we missed any possible solutions?



Issue 11. Planning for green open spaces, waterways and habitats.

Pages 54 to 58 of the Issues and Options paper consider the borough's approach to green open spaces, its waterways and habitats. These spaces are as important for health and wellbeing as they are for wildlife.

In summary:

- The borough has more publically accessible green space than industrial land.
- The Local Plan could include measures to increase the proportion of the borough's population using open spaces.
- Make more efficient use of natural resources including waterways.
- Linkages between open spaces could be improved.
- Maximise the amount of greenery in new development.
- New development could enhance biodiversity by following the principles of the Green Grid concept. This is an integrated network of green and open spaces together with rivers and waterways – is at the centre of the London Plan's approach to the provision, enhancement and management of green infrastructure.

Q42: Do you think there is the right amount of parks and open space in your area in terms of quality and quantity? If not, what do you think the Local Plan could do to improve the borough's parks?

Q43: How could the Council improve the potential of its riverside frontage?

Q44: What positive measures could developments include to protect and improve the variety of wildlife?

Q45: How do you think the Local Plan should consider allotments?

Issue 12. Green Belt.

Section 4.4 of the Issues and Options Paper (pages 25 to 26) sets out how the Council has reviewed its approach to the borough's Green Belt. The main purpose of Green Belt is to keep a sense of openness between built up areas and prevent neighbouring towns merging into one another. The Green Belt also retains land for agriculture and gives people ready access to the countryside for recreation as well as having importance for nature conservation. In summary:

- A call for sites took place between 28 January to 20 March 2015. A number of landowners and developers requested removal of a number of sites from the Green Belt.
- The Council has completed a Green Belt Review, this document forms part of the Council's Evidence Base which can be found at www.lbbd.gov.uk/localplan. A number of minor alterations are being proposed:

Removals:

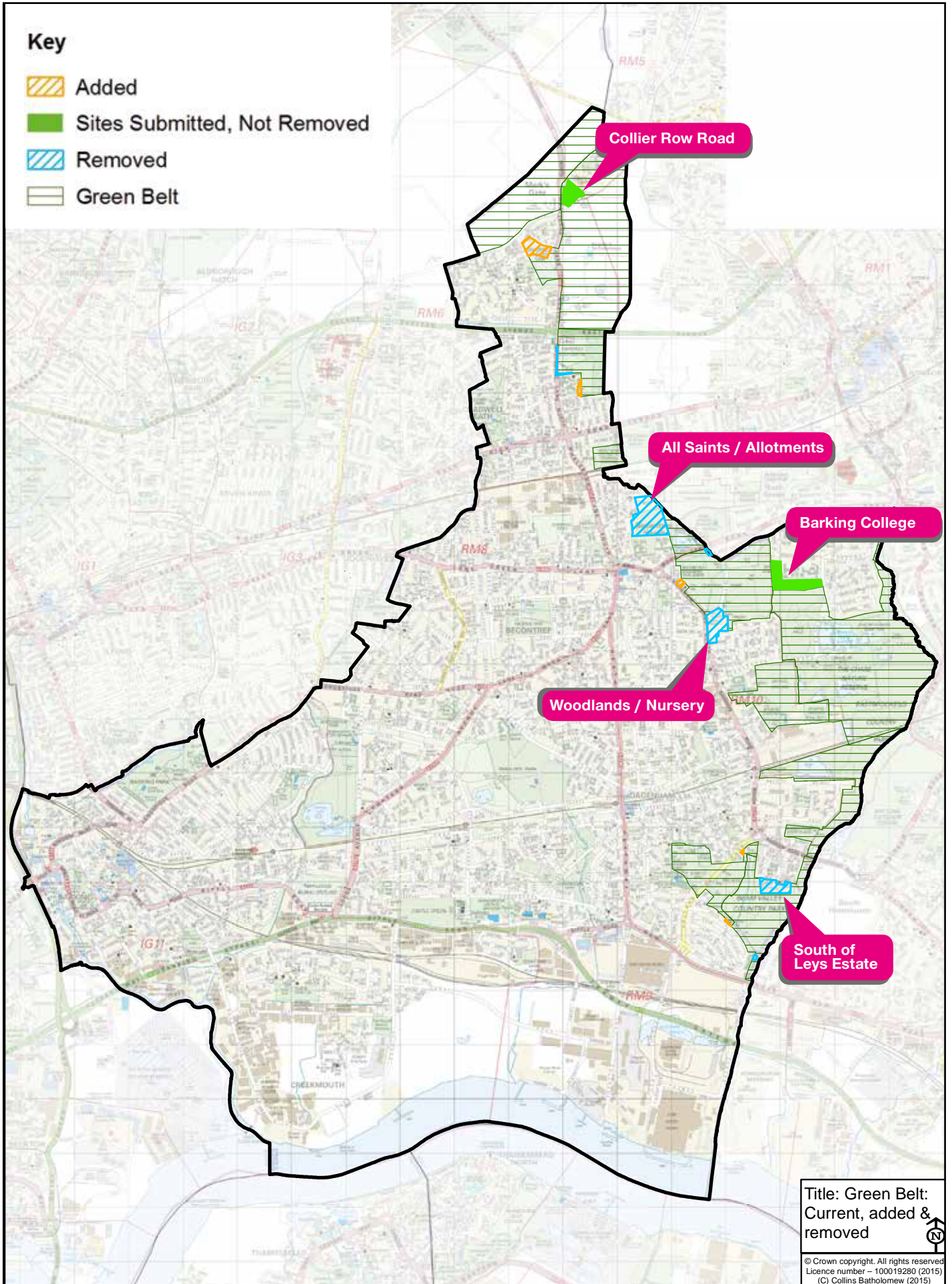
A	Excluding the Woodlands and Central Park nursery site so the Green Belt boundary follows the boundary of Central Park.
B	Excluding the playing fields of All Saints School and the allotment site to the north. Currently the Green Belt does not follow an existing boundary.
C	Excluding the development around Clemence Road to the south of the Leys Estate. This is a built up area and does not meet the purposes of including land in the Green Belt.

Additions:

A	Include the northern part of the Chadwell Health Cemetery.
---	--

Q46: Do you agree with the proposed changes to the Green Belt boundary? Please provide comment to support your response.

Figure 4: Proposed changes to the Green Belt boundary, please see the Green Belt Review for further information which can be found at www.lbbd.gov.uk/localplan.



Making it happen

Issue 13. Managing the delivery of the Local Plan.

In the last 15 years the average number of new homes built each year in the borough has been 558. A 400 percent increase in the construction of new homes will be required to achieve the 2,333 net new homes per year the Council is proposing in the new Local Plan. This issue relates to Section 6 of the Issues and Options Report (pages 59 to 60). In summary:

- Of the 35,000 homes which could be built over the next 15 years, 80 percent are on eight key housing sites.
- Only one of these sites is owned by a house builder, the other seven sites are owned by organisations which do not build houses.
- The Council and its partners have a key role using its planning and regeneration powers to kick start delivery on these sites.
- The Council has received support from the Greater London Authority (GLA) for the Barking Housing Zone and is contributing to the cost of the London Overground extension to Barking Riverside.
- The Council is preparing a Housing Implementation Strategy. This will identify the necessary actions to deliver 35,000 homes and the role of the Council, other agencies, developers, funders and landowners in achieving this.
- Alongside the development of the Local Plan, the Council is reviewing its Community Infrastructure Levy to make sure it is set at the right level.
- A viability assessment of the Local Plan will be conducted to make sure the vision for the borough is deliverable.

For us to consider your comments you will need to provide the details below.

Name:

Organisation (if applicable):

Email:

Address:

Postcode:

By providing your contact details we can also keep you informed about the development of the new Local Plan.

Q47: Do you have any comments on the delivery of the proposed Local Plan?

Appendix A: Glossary

Biodiversity: The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

Brownfield Sites: This is a term used in planning to describe land previously or currently in use for industrial, or industrial like purposes which could include some commercial uses. This land may have been contaminated with hazardous waste or pollution or there may be a fear that it has been.

District Centres: These are town centres smaller than major centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling.

Draft Plan: This can also be considered a 'Regulation 19' Plan. This regards another stage where the Council will consult with you. This will only regard technical or procedural issues to do with the plans preparation.

Employment Land: This refers to land which is mainly used for either office, industrial or storage purposes. In planning this can be referred to as Use Class B.

Evidence Base: This refers to the technical documents that support planning policies and the Local Plan as a whole.

Examination in Public: This is a stage in the progression of the Local Plan. At this stage the plan is reviewed by an Inspector. The Examination in Public will take many months after which the inspector will prepare a report which will recommend if the plan should be adopted or withdrawn.

Green Belt: This refers to designated land surrounding the London urban area which restricts development in order to stop the growth of the urban area. Barking and Dagenham contains green belt land in the north and east of the borough.

Issues and Options: This can also be considered a 'Regulation 18' Plan which regards this current stage of the Local Plan, where the Council seek your views regarding the early stage proposals.

Infrastructure: The basic physical, social and environmental structures or facilities which are required for sustainable development.

Institutional Private Rented: Rental homes provided by large institutions (for profit) usually as part of large developments. London Plan: The spatial plan for Greater London.
<http://www.london.gov.uk/priorities/planning/london-plan/further-alterations-to-the-london-plan>

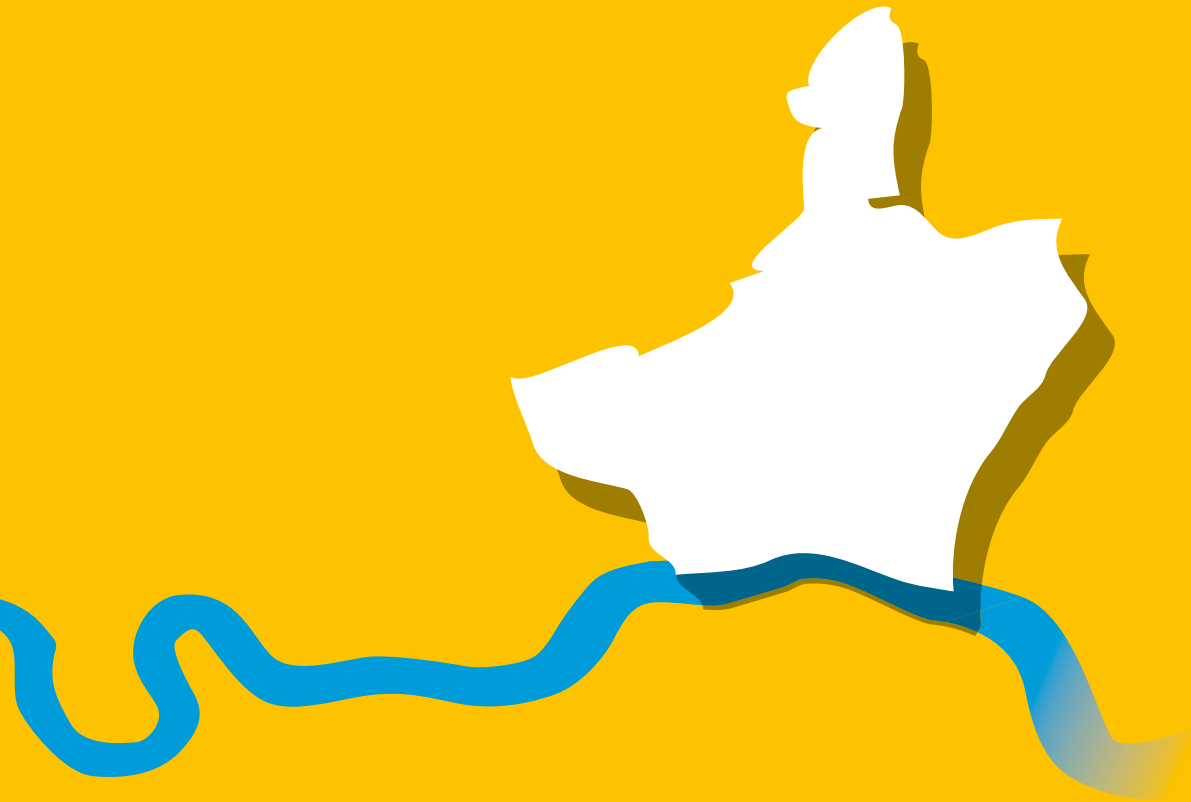
Major Centres: These are town centres found in inner and some parts of outer London with a borough-wide catchment. They generally contain over 50,000 square metres of retail, leisure and service floor space with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions. Barking Town Centre is the borough's only major centre.

Neighbourhood Centres: This refers to centres smaller than district and major centres. These usually provide basic retail needs to the surrounding neighbourhood.

Space Standards: Currently set within the London Plan, space standards sets the internal sizes for homes and flats.

Social Facilities: Sometimes called community facilities, this refers to (but is not limited to) children's play and recreation facilities; education facilities (early years, primary and secondary); children's centres and child care facilities (including private nurseries); health, medical, policing facilities, social and residential care facilities; public libraries; adult learning facilities; one stop shops, community centres, halls and meeting rooms; public sports and leisure facilities; religious meeting places; public conveniences; cemeteries and crematoria; open spaces and green spaces (including allotments); and emergency and essential services.

Sustainable Development: This is usually defined as development which can meet the needs of the present generation without compromising the ability of future generations to meet their own needs. This is defined in the National Planning Policy Framework at paragraphs six to ten.
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf



One borough; one community; one plan



**INVESTORS
IN PEOPLE** | Bronze

You must not copy this document without our permission.
© 2015 London Borough of Barking and Dagenham.
Publication reference number: MC7773
Date: October 2015