

Working in partnership



**Barking &
Dagenham**

London Borough of Barking and Dagenham

Draft Local Plan 2037

Appendix Two: Proposed Site Allocations

**Second Revised Regulation 19 Consultation Version
(Autumn 2021)**

Prepared by Be First Planning Policy

Strategic Sites for Housing

Site Reference

AA

Site Name

Barking Riverside

Site Area

179.33ha

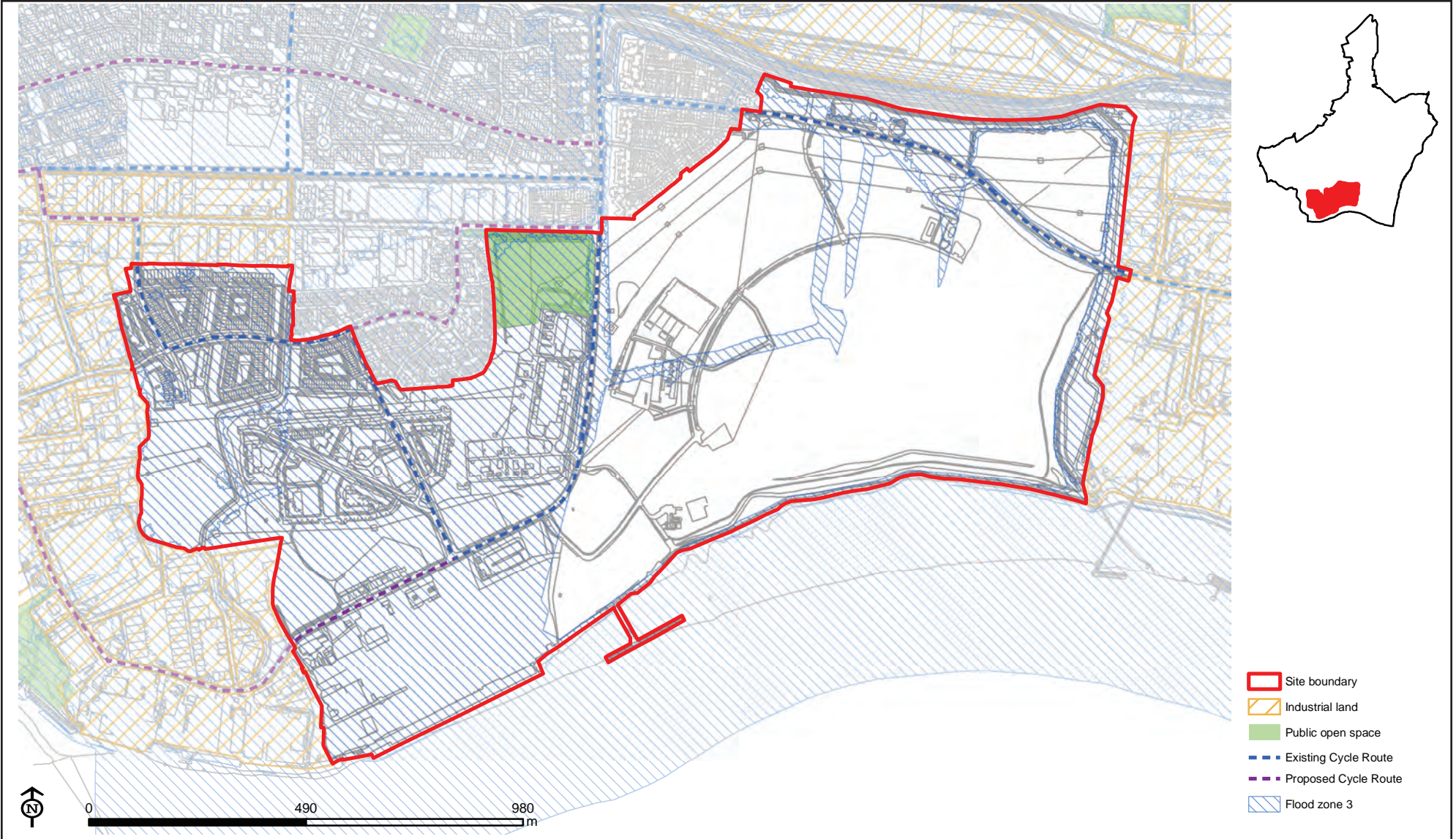
Ward

Thames

Ownership

Private

Site Map



- Site boundary
- Industrial land
- Public open space
- Existing Cycle Route
- Proposed Cycle Route
- Flood zone 3

Locations & Existing Use

Residential / Industrial / Storage / Riverside Barking school

Proposed Use(s)

- Residential-led mixed use development including retail, employment, education, open space, other community and leisure uses. Potential to deliver 11,162 new homes (1,638 homes delivered on original planning permission for 10,800 homes. Potential for additional 2,000 homes over and above original planning permission subject to planning permission)
- Delivery of up to 65,600 sq.m of non-residential floorspace (excluding education provision) comprising: retail uses, business premises, hotel, communal care home and other residential institutions, sui-generis live work units, community and social facilities, such as places of worship and assembly, libraries, primary health care facilities, community facilities, creche and pre-school facilities, care facilities for the young, old and/or infirm, sport and leisure development. Supporting transport infrastructure including the extension of London Overground and Thames Clipper services
- Possible further primary school provision and potential education expansion provision to meet the needs arising from the development. These will be in addition to education provision provided to date, which comprises a 10 - form entry secondary school, two 3 -form entry primary schools and a Special Educational Needs school).

Planning Considerations and Requirements

- Within the Riverside Opportunity Area and the Barking Riverside Transformation Area; consideration of strengthening the relationship with the adjacent land/areas, see Local Plan sub area policies: SPP2
- A new district centre (2022 - 2030)
- Safeguarded wharves : to comply with the Local Plan policy SP5
- Providing flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6

Relevant Planning History

- 04/01230/OUT
- 08/00887/FUL
- 08/00896/REM 16/01971/REM
- 18/00940/FUL
- 20/00130/REM

Indicative minimum capacity

11,264 new homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

X

11+

X

Site Reference

AC

Site Name

Merrielands Crescent Two

Site Area

2.24ha

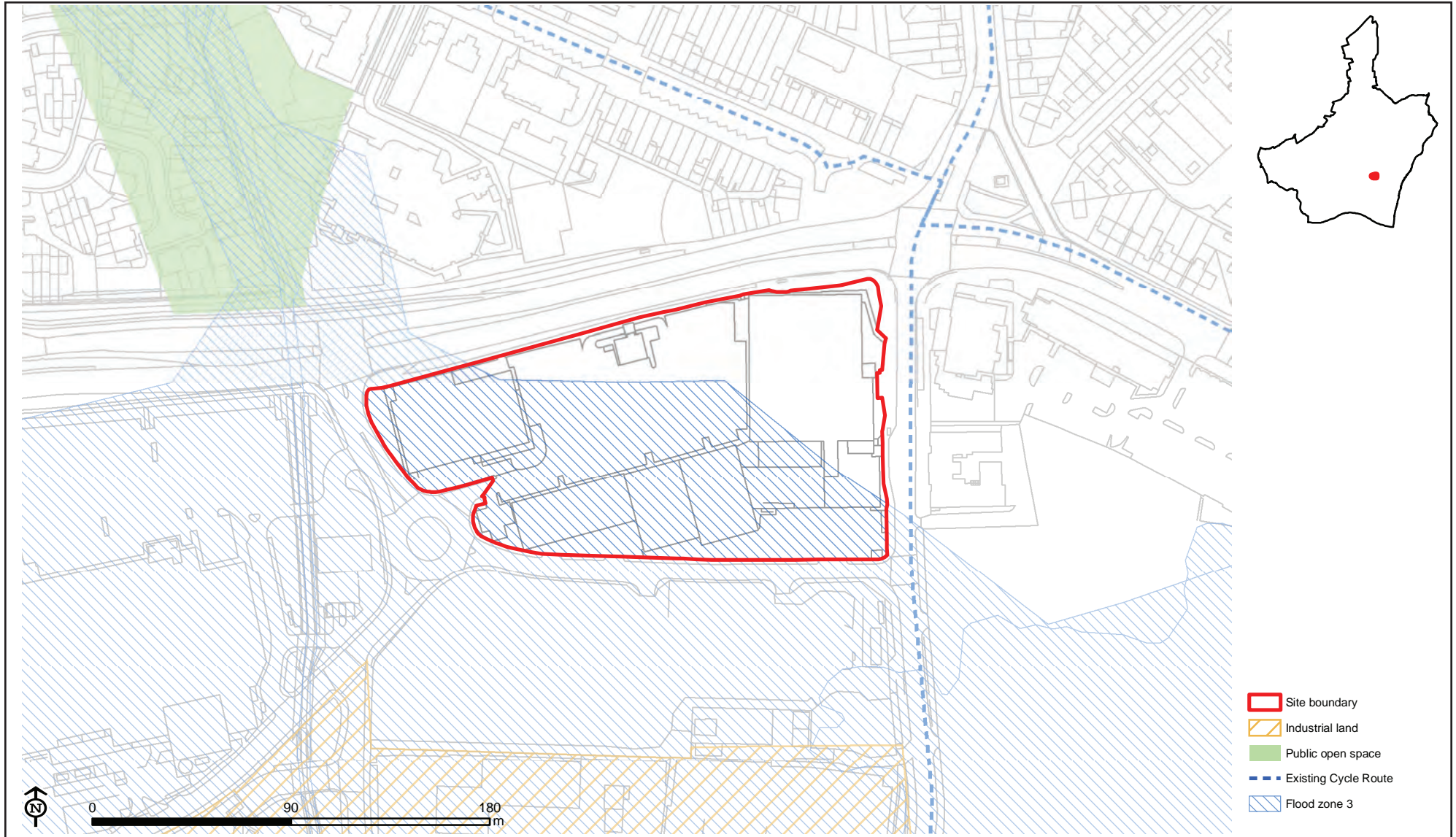
Ward

Thames

Ownership

Private

Site Map



Locations & Existing Use

Retail units

Proposed Use(s)

- Residential led mixed use development. Potential to deliver circa 324 new homes, with up to 4,097 sq.m commercial and community floorspace, supported by open space and childrens' play space.

Planning Considerations and Requirements

- New development should provide flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Consideration of strengthening the relationship with the adjacent land/areas, see Local Plan sub area policies: SPP3, including a new district centre
- Tall buildings maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations. The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context.

Relevant Planning History

N/A

Indicative minimum capacity

324 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

11+

X

Site Reference

AD

Site Name

Dagenham Leisure Park

Site Area

3.39ha

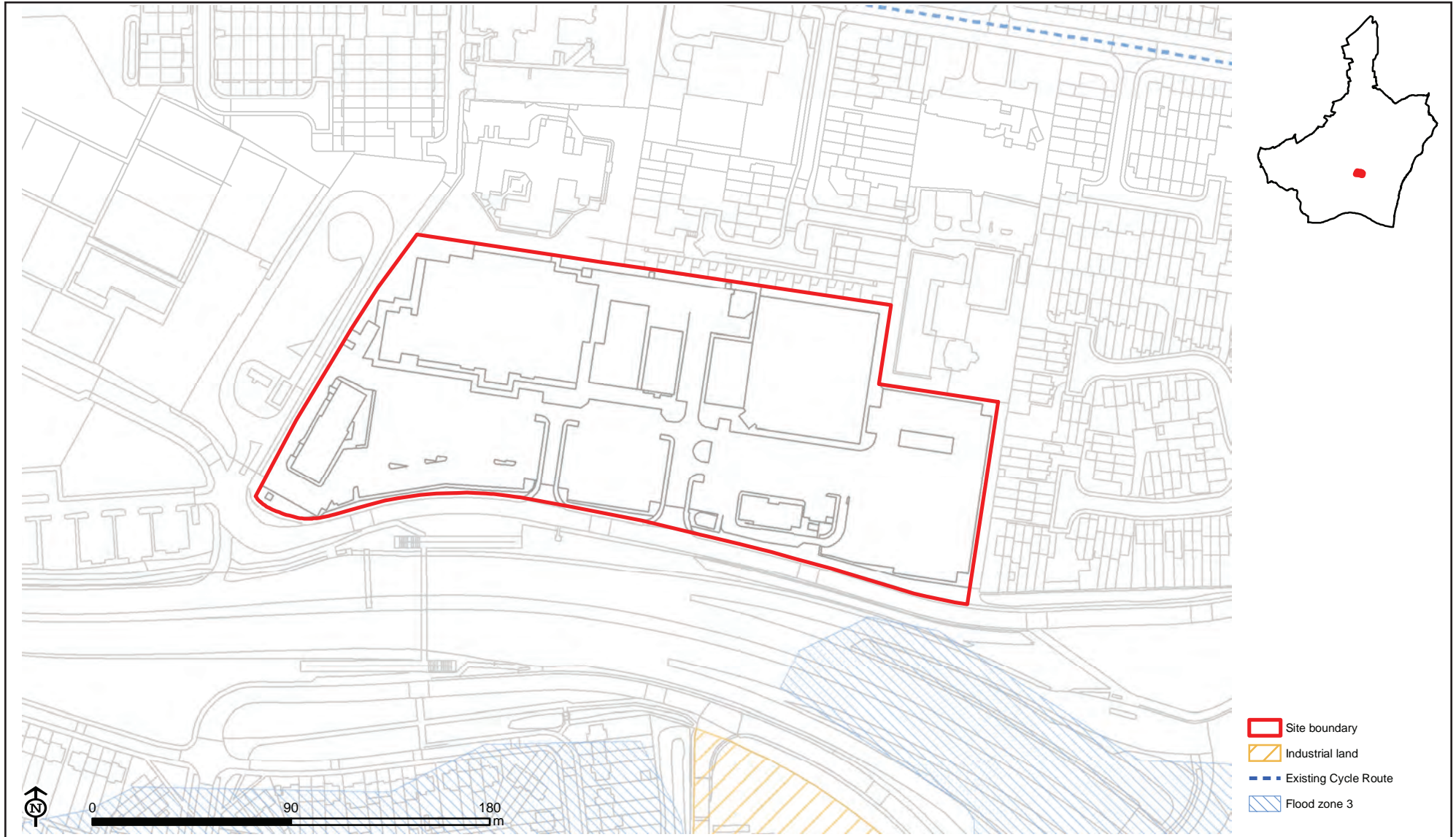
Ward

Goresbrook

Ownership

Private

Site Map



Locations & Existing Use

Retail and leisure with ancillary car park

Proposed Use(s)

- Mixed Use development. Potential to deliver circa 600 new homes, with up to 2,500 sq.m commercial floorspace, including retail and leisure uses.

Planning Considerations and Requirements

- Strengthening the relationship with the adjacent land/areas, including Castle Green Transformation Area, Beam Park Transformation Area and Dagenham Dock Transformation Area (see Local Plan sub area policies: SPP2 and SPP3)
- Integration with nearby retail stores and public transport nodes in terms of pedestrian access
- Minimising parking in this location, early engagement with the Council is recommended to discuss appropriate car parking levels
- Tall buildings maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations. The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context.

Relevant Planning History

N/A

Indicative minimum capacity
600 new homes

Anticipated Delivery Timescale (Years)
0-5

5-10 X

10+ X

Site Reference

AE

Site Name

Beam Park

Site Area

20.98ha

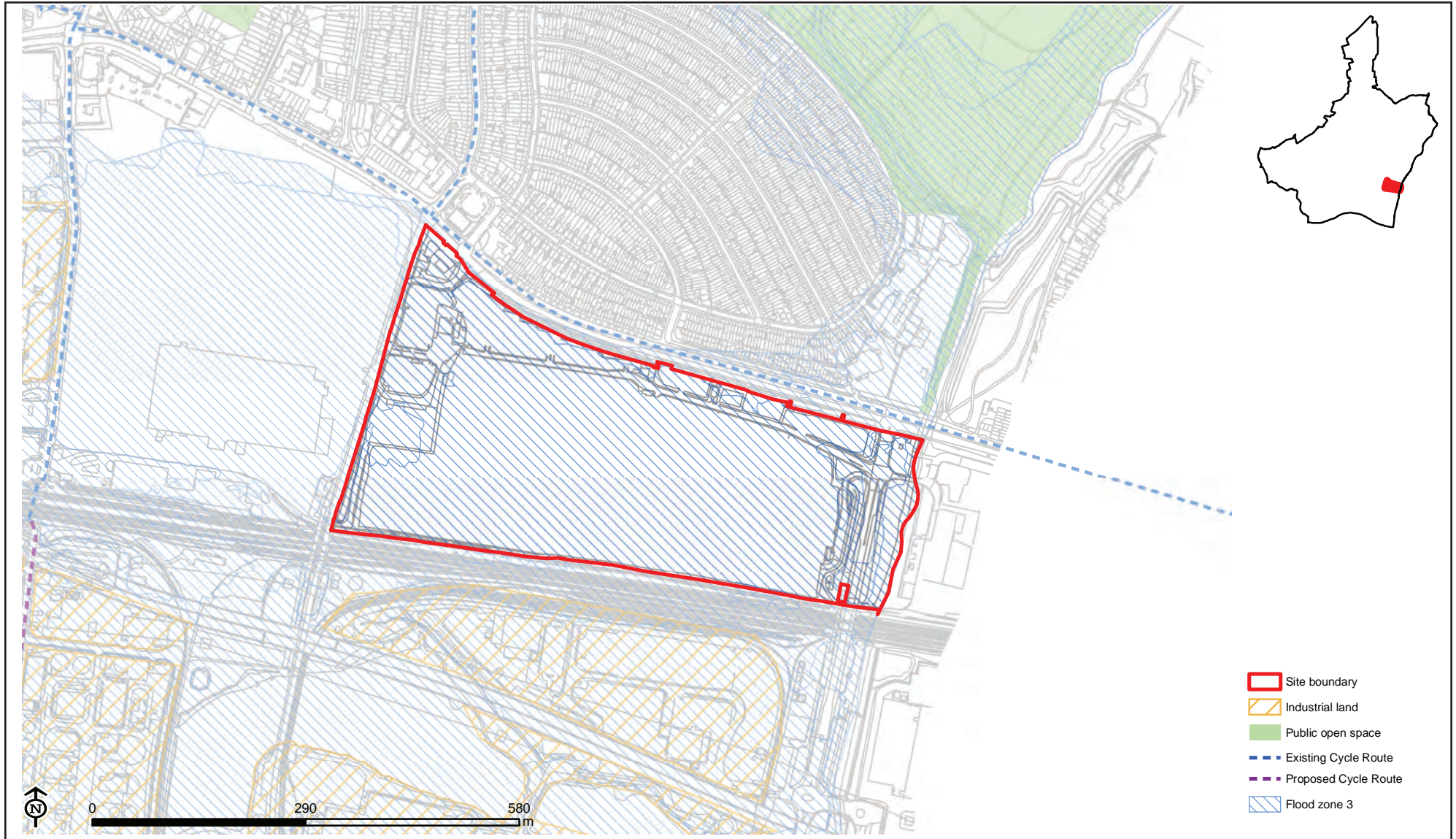
Ward

River

Ownership

Private

Site Map



Locations & Existing Use

Vacant former brownfield land

Proposed Use(s)

- Mixed Use development. Potential to deliver circa 2,166 new homes, with circa 1,198 sq.m commercial and community floorspace, supported by education, health and leisure facilities and a new local park and other open spaces/parkland.

Planning Considerations and Requirements

- The site is identified within the London Riverside Opportunity Area, includes extensive land in both Barking and Dagenham and adjoining Havering in respect of the Rainham and Beam Park Strategic Development Area (as identified in the Havering's Local Plan). The development requires collaborative work with the Greater London Authority, London Borough of Havering and other stakeholders to create a cohesive new community supported by a range of infrastructure

Relevant Planning History

- Hybrid planning permission GLA/2933a/05
- S73 permission 17/01307/OUT
- Outline planning permission 19/01241/OUT

Indicative minimum capacity

2,166 new homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

X

11+

Site Reference

AH

Site Name

Fresh Wharf Estate

Site Area

14.97ha

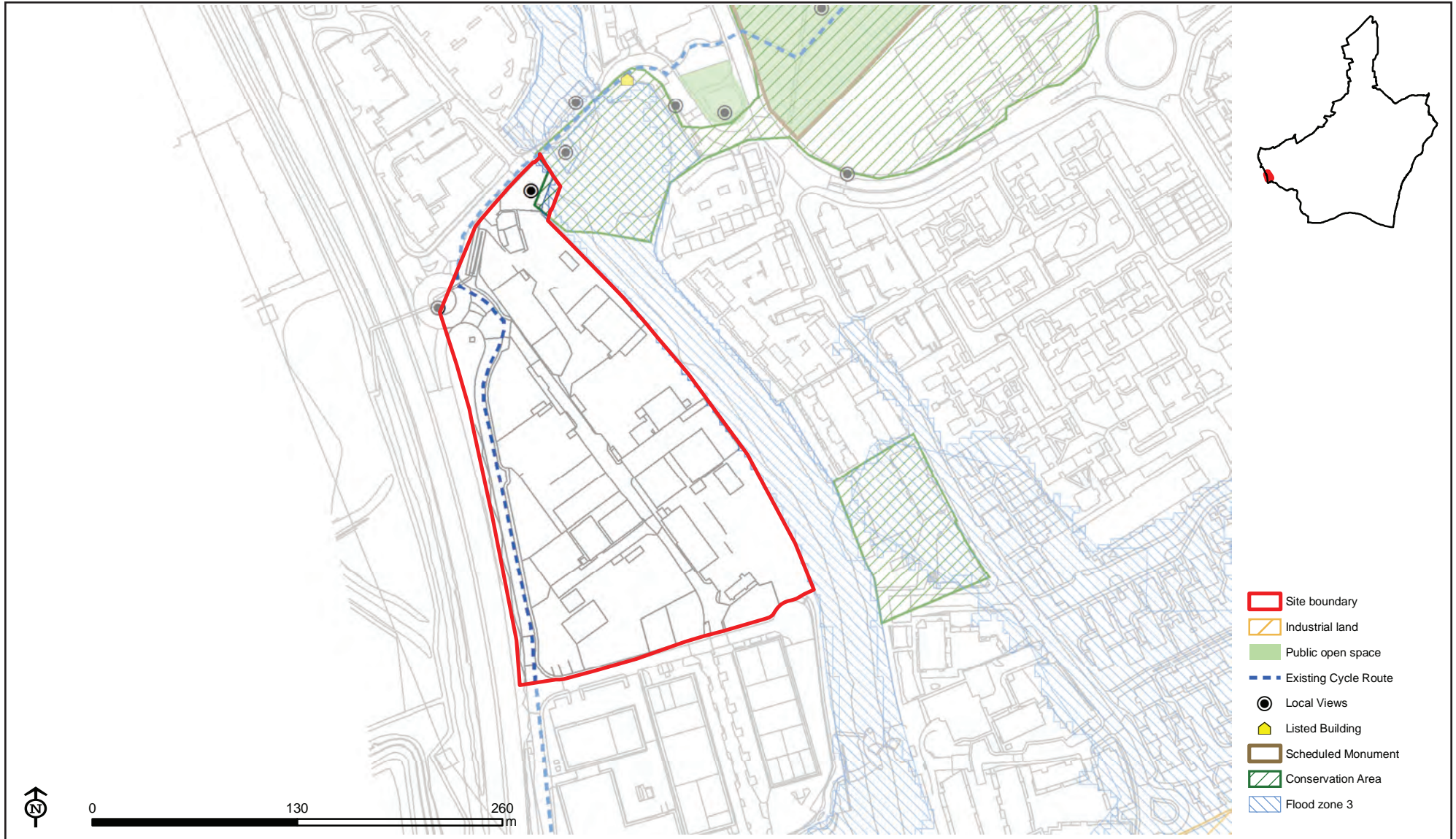
Ward

Gascoigne

Ownership

London Borough of Barking and Dagenham

Site Map



- Site boundary
- Industrial land
- Public open space
- Existing Cycle Route
- Local Views
- Listed Building
- Scheduled Monument
- Conservation Area
- Flood zone 3

Locations & Existing Use

Vacant former brownfield land

Proposed Use(s)

- Residential-led mixed-use development. Capacity of delivering circa 911 new homes, 3,603 sq.m of commercial floorspace and supported infrastructure including open spaces etc.

Planning Considerations and Requirements

- Strengthening the relationship with the adjacent land/areas, including Gascoigne Estate renewal (see Local Plan sub area policy: SPP1)
- New development should provide flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Preserving and enhancing the Borough's natural environment and to comply with the Local Plan policy SP6, DMNE4
- Tall buildings maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations. The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context

Relevant Planning History

14/01196/OUT
17/01736/REM
19/01511/REM

Indicative minimum capacity

911 new homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

X

11+

X

Site Reference

AJ

Site Name

Gascoigne Estate East

Site Area

14.97ha

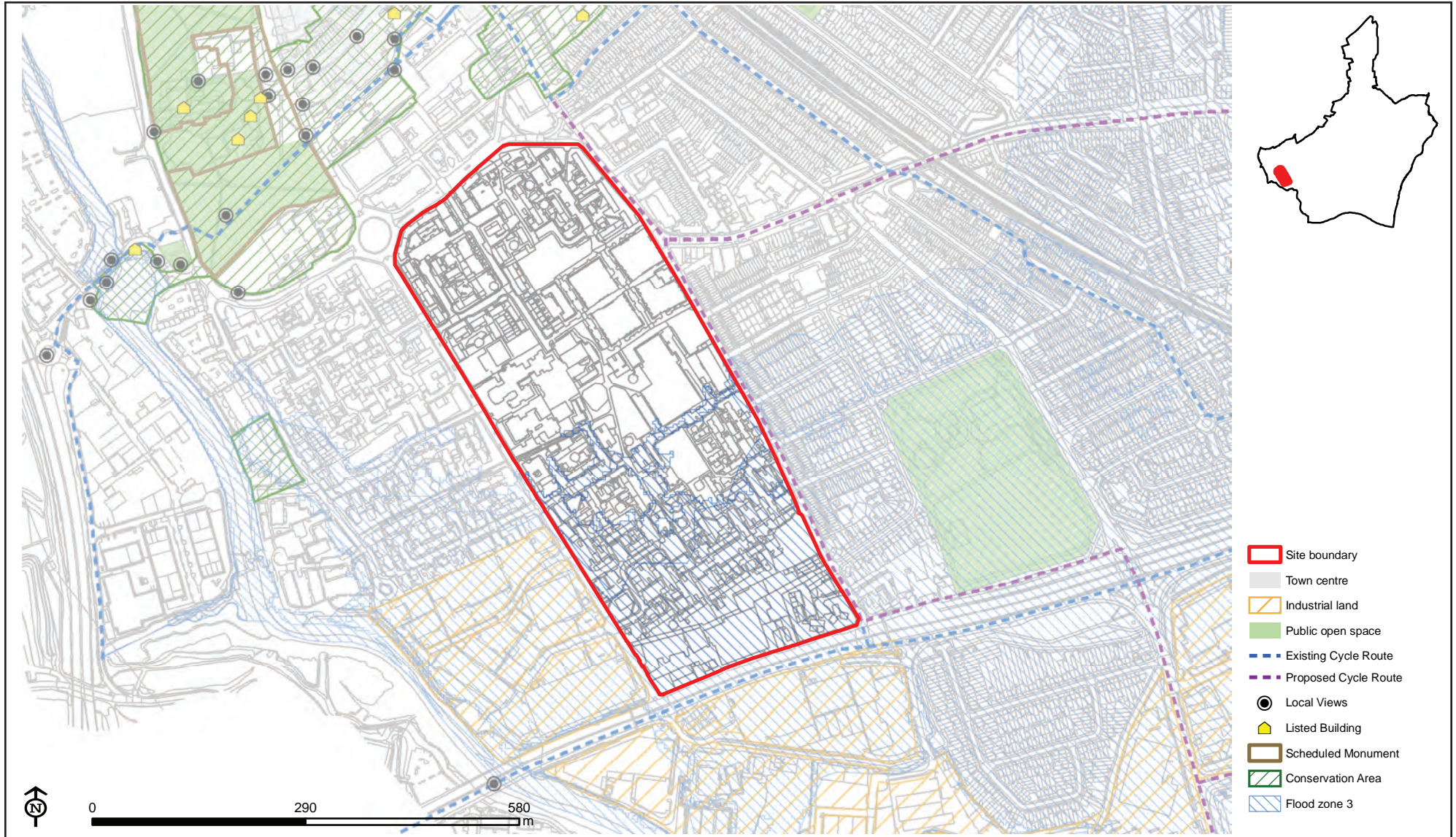
Ward

Gascoigne

Ownership

London Borough of Barking and Dagenham

Site Map



Locations & Existing Use

Residential

Proposed Use(s)

- A comprehensive estate renewal scheme, including residential, education, health, employment and community floorspace
- Capacity of delivering circa 2,324 new homes and a Neighbourhood Centre with up to 1,850 sq.m of commercial, employment and community space.

Planning Considerations and Requirements

- Consideration of strengthening the relationship with the adjacent land/areas, see Local Plan sub area policy: SPP1

Relevant Planning History

- Gascoigne Estate East 14/00703/OUT incl full permission for phase 1
- Gascoigne Estate East Phase 2 15/01084/FUL as amended by 19/00310/FUL (minor variations)
- Gascoigne Estate West 17/00977/OUT
- 17/02151/FUL (24 units)
- 19/01321/FUL(526 units)
- 20/01866/REM (all reserved matters for 526 dwellings)
- 20/01250/REM
- 20/01251/VAR (includes full planning permission for Phase 1a, 348 dwellings, and Phase 1b, 73 dwellings)

Indicative minimum capacity

2,324 new homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

X

11+

X

Site Reference

AK

Site Name

Vicarage Field

Site Area

3.13ha

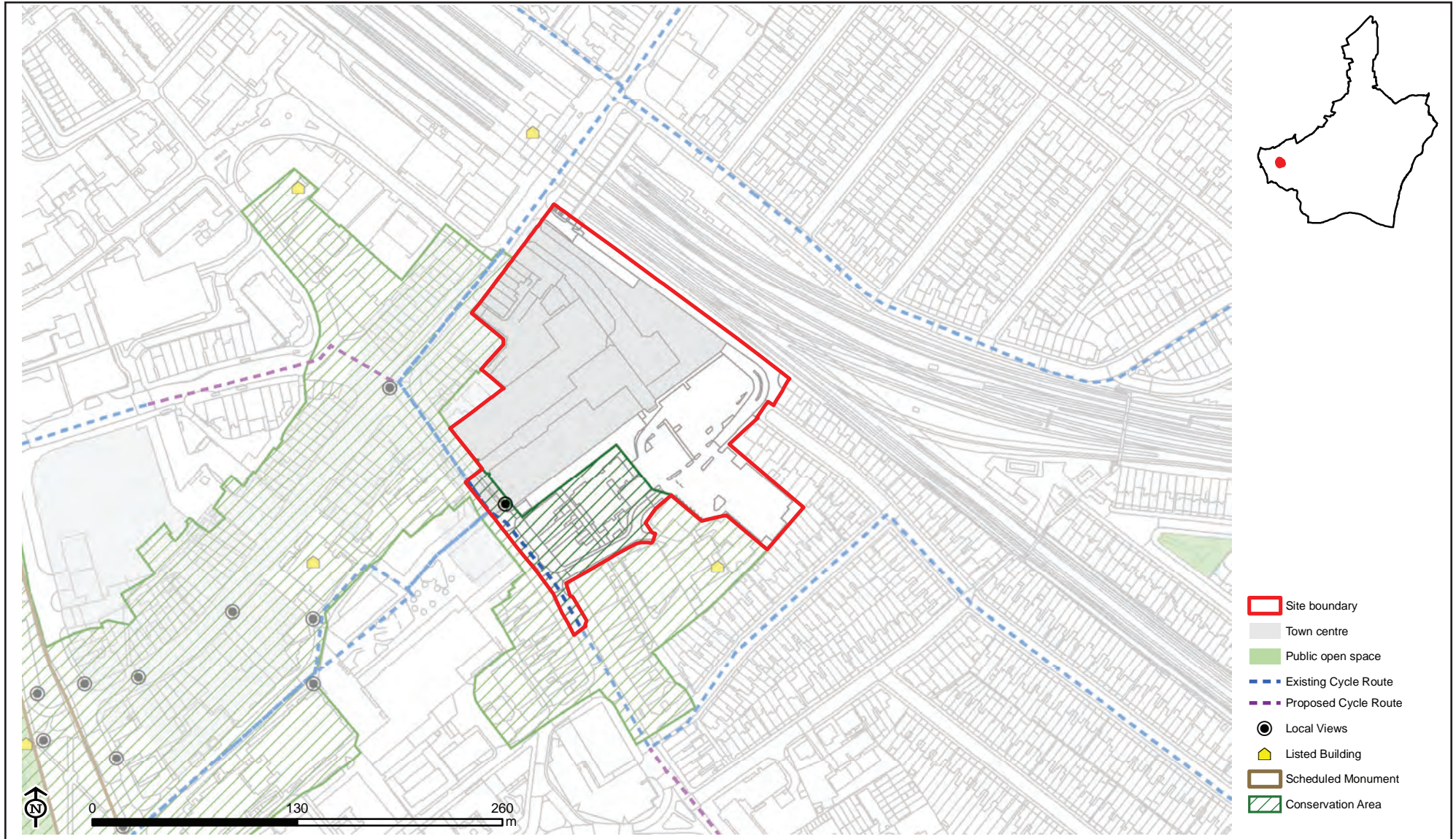
Ward

Abbey

Ownership

Private

Site Map



- Site boundary
- Town centre
- Public open space
- Existing Cycle Route
- Proposed Cycle Route
- Local Views
- Listed Building
- Scheduled Monument
- Conservation Area

Locations & Existing Use

Retail centre with parking (The Vicarage Field shopping centre)

Proposed Use(s)

- A comprehensive mixed-use redevelopment in Barking Town Centre.
- Potential to deliver circa 900 new homes, with an increase of new high quality retail floorspace up to 25,650 sq.m and up to 1,250 sq.m.

Planning Considerations and Requirements

- Vicarage Field is located within Barking Town Centre, and is adjacent to Abbey and Barking Town Centre Conservation Area - comply to the Local Plan policies DME3 and DMD4.

Relevant Planning History

An outline planning application (16/01325/OUT) was granted by the Council on 19 April 2017. Subsequently the first reserved matters planning application was approved on 18 December 2019.

Indicative minimum capacity

900 new homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

X

11+

Site Reference

AL

Site Name

Gascoigne Estate West

Site Area

3.39ha

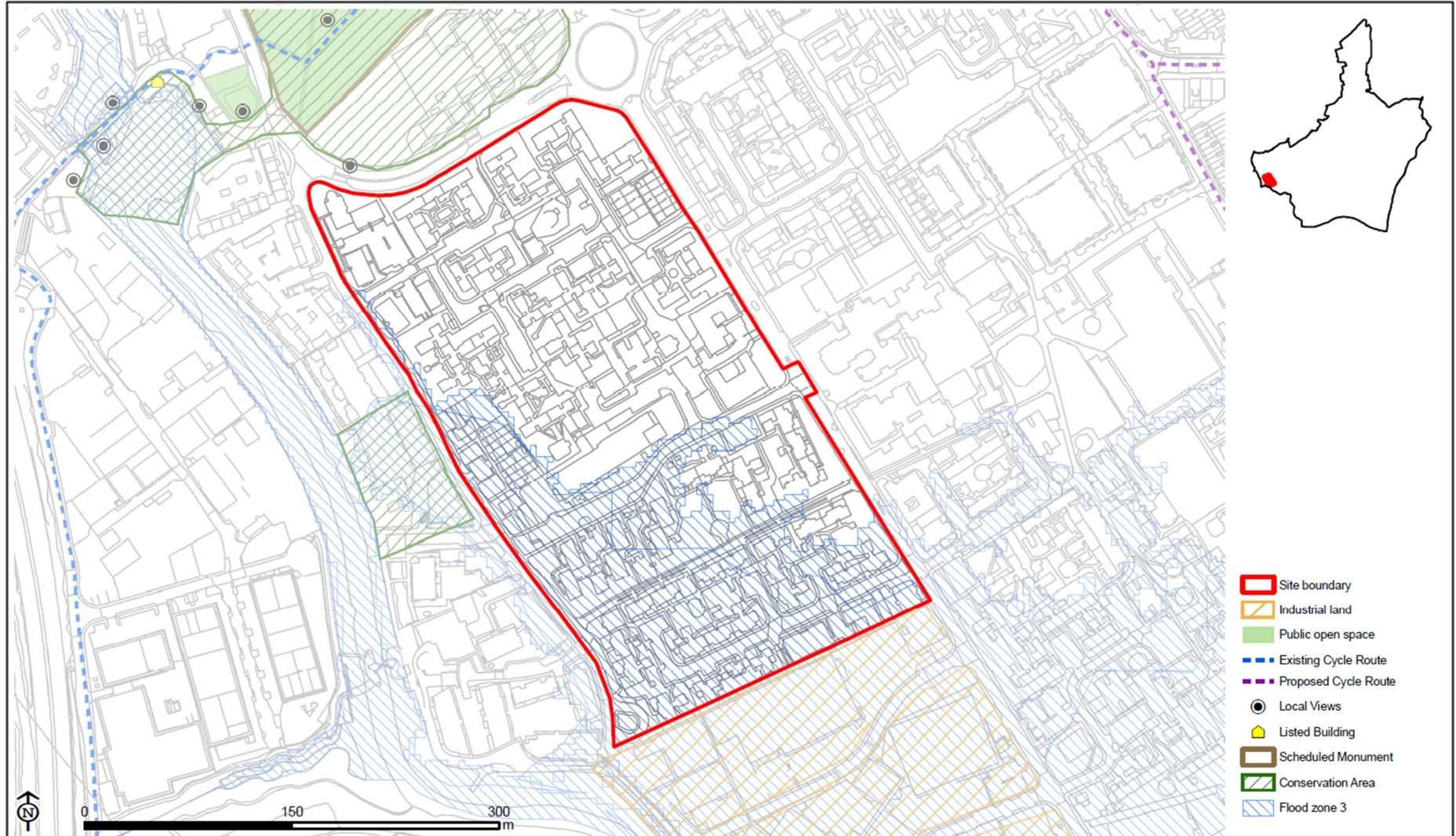
Ward

Gascoigne

Ownership

London Borough of Barking and Dagenham

Site Map



Locations & Existing Use

Residential

Proposed Use(s)

- A comprehensive estate renewal scheme, including residential, commercial/community floorspace, an energy centre and open spaces. Capacity of delivering circa 850 homes, up to 350 sq.m of flexible commercial/community floorspace, supported by service infrastructure including an energy centre and associated works.

Planning Considerations and Requirements

- Consideration of strengthening the relationship with the adjacent land/areas, see Local Plan sub area policy: SPP1

Relevant Planning History

- 17/00977/OUT varied by 19/01320/OUT
- 20/01675/FULL

Indicative minimum capacity

850 homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

11+

Site Reference

BB

Site Name

Tesco Car Park

Site Area

3.05ha

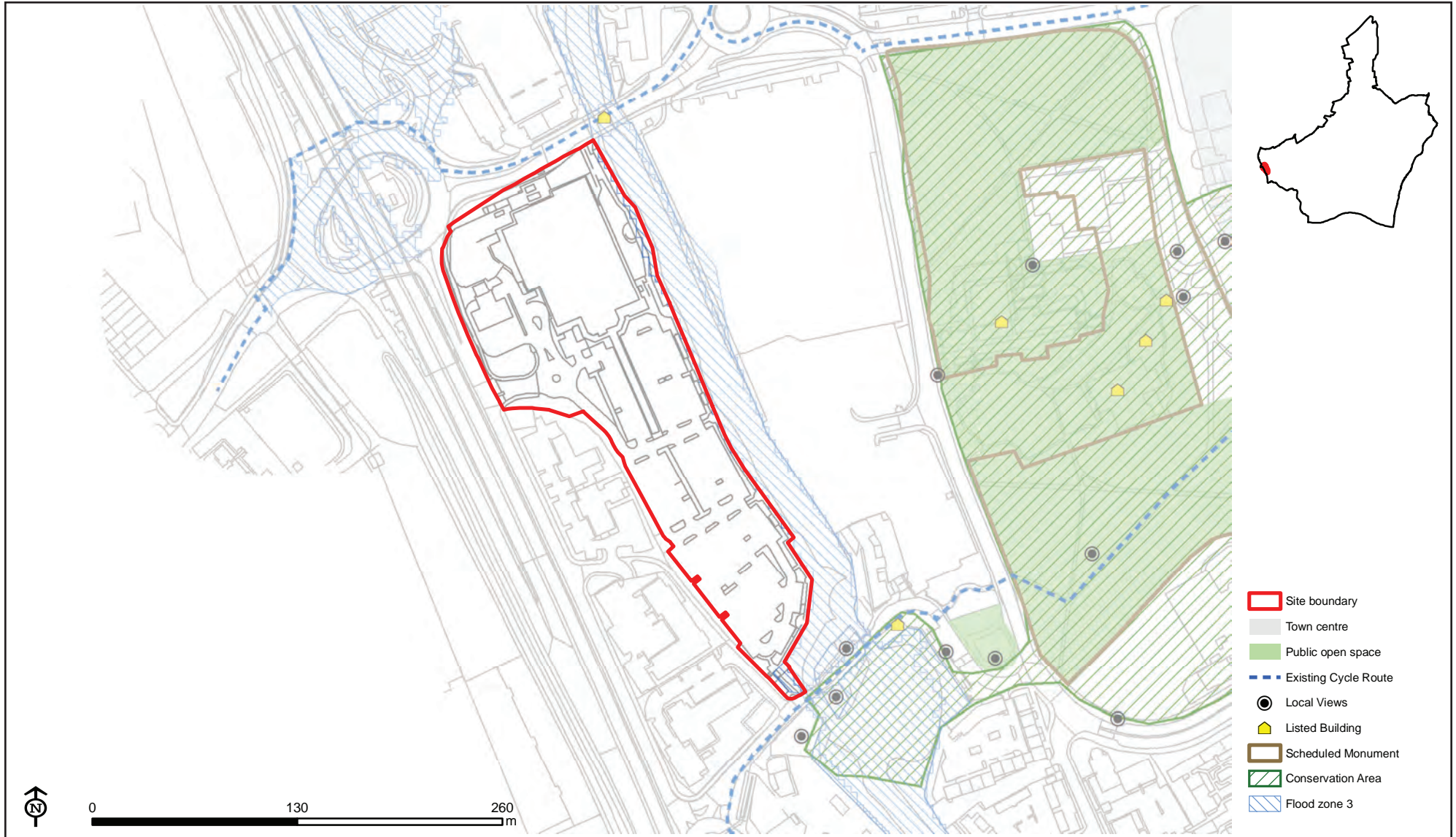
Ward

Gascoigne

Ownership

Private

Site Map



Locations & Existing Use

Tesco supermarket, fuel station and ancillary car park

Proposed Use(s)

- A comprehensive mixed-use development. Potential capacity of delivering circa 1,500 new homes, with opportunity to contribute to education provision.

Planning Considerations and Requirements

- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, focusing on the quality of the architecture, amenity space and public realm for example, improving exiting pedestrian footways to facilitate pedestrian movement/access into the site giving particular regard to the relationship with London road to the north and West Bank to the south
- Tall buildings maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations
- Consideration of the nearby conservation area/heritage assets in accordance with the Local Plan policy DMD4
- Development proposals for retail and leisure uses exceeding 500sq.m gross will be required to submit an impact assessment in accordance with the NPPF and NPPG
- Early engagement with the council's education team to discuss potential education provision to meet the needs arising from the development

Relevant Planning History

- 18/02131/FUL (for part of the site - car park only)

Indicative minimum capacity

1,500 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

11+

Site Reference

CF

Site Name

Castle Green

Site Area

70.47ha

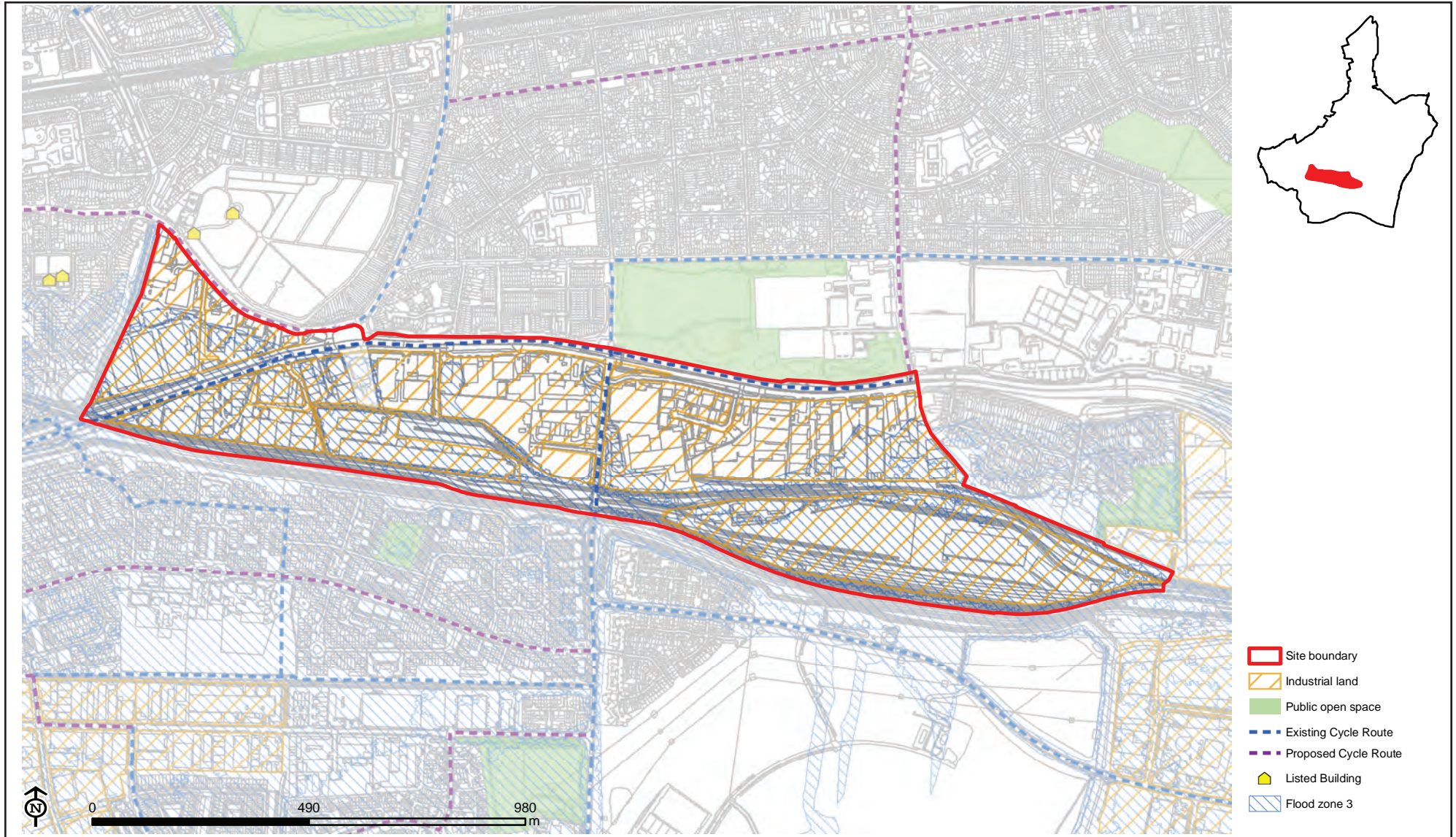
Ward

Thames

Ownership

Multiple land ownership

Site Map



Locations & Existing Use

Industrial units across the whole site, with mainly single storey warehouses with large operational yards used for storage and wholesale and; large rail depot

Proposed Use(s)

- Aspiration to deliver a comprehensive mixed-use redevelopment subject to implementation of the Borough's Industrial Land Strategy, as well as significant infrastructure improvements in the long term.
- Potential to deliver circa 12,000 new homes alongside flexible commercial uses, new schools, health care and community facilities, open spaces and a district energy centre/network linking to the adjacent Barking Riverside developments.

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL).
- A Masterplan SPD will provide further details and policy guidance on the implementation of industrial land strategy in this Transformation Area. Please refer to Policy SPP2 for guidance.

Relevant Planning History

N/A

Indicative minimum capacity

12,000 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

11+ X

Site Reference

CH

Site Name

Chadwell Heath Industrial Estate

Site Area

31.75ha

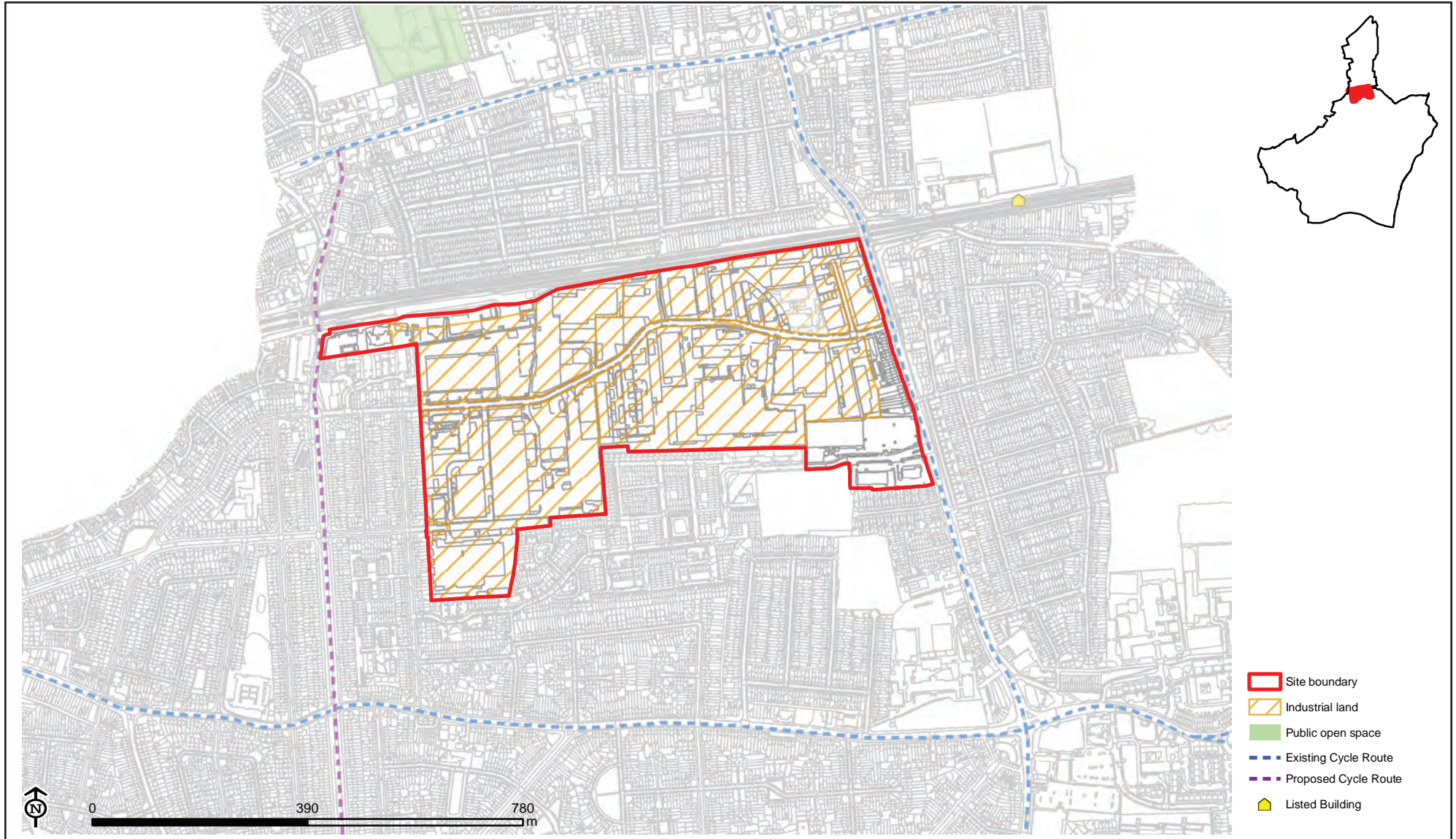
Ward

Whalebone/Valence

Ownership

Multiple land ownships

Site Map



- Site boundary
- Industrial land
- Public open space
- Existing Cycle Route
- Proposed Cycle Route
- Listed Building

Locations & Existing Use

Warehouse / industrial, residential and community buildings, and sui generis uses

Proposed Use(s)

- Aspirations to deliver a comprehensive mixed-use redevelopment subject to implementation of the Borough's Industrial Land Strategy
- Potential to deliver circa 3,685 new homes, up to 136,732 sq.m industrial floorspace to support digital/cultural creative industries, and flexible commercial/community floorspace and supporting infrastructure including 2 primary schools and 1 secondary school, open spaces, healthcare and community facilities etc.

Planning Considerations and Requirements

- The site is identified as Locally Significant Industrial Site (LSIS).
- A Masterplan SPD will provide further details and policy guidance on the implementation of industrial land strategy in this Transformation Area. Please refer to policy SPP4 for guidance.

Relevant Planning History

- 17/01011/OUT relates to 16 units on a small part of the site, refused but allowed on appeal
- 16/00368/ FUL

Indicative minimum capacity

3,685 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

11+

X

Site Reference

CI

Site Name

Thames Road

Site Area

22.86ha

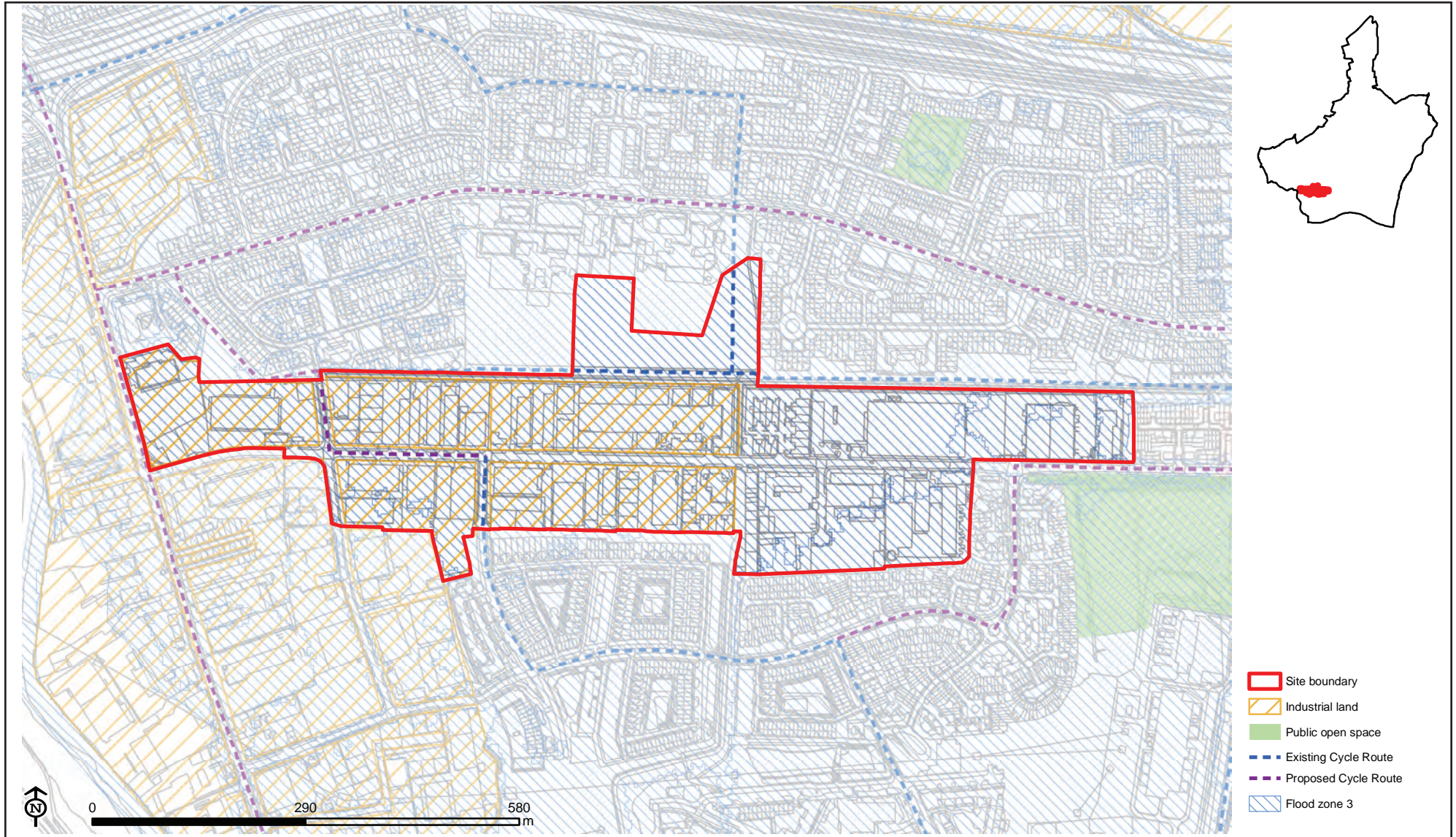
Ward

Thames

Ownership

Multiple land ownerships

Site Map



Locations & Existing Use

Warehouse/light industrial use / Sui generis.

Proposed Use(s)

- A comprehensive mixed-use redevelopment subject to implementation of industrial land strategy.
- Potential to deliver circa 2,000 new homes, up to circa 62,000 sq.m industrial floorspace and a new neighbourhood centre, which can potentially accommodate new mix of residential, light industrial and commercial uses and supporting infrastructure including 2 new primary schools and 1 new secondary school

Planning Considerations and Requirements

- This site is identified as follows:
 - Thames Road Central LSIS are suitable for cleaner industrial uses, supported by lighter, van-based servicing with smaller service yards
 - West of the site is part of the River Road SIL, which needs to be considered as part of the integrated River Road SIL designation
- A draft Masterplan SPD has been prepared to provide detailed design guidance and delivery strategy in this Transformation Area. For details, please visit: <https://www.lbbd.gov.uk/supplementary-planning-documents>

Relevant Planning History

19/01970/FUL
19/00322/FUL

Indicative minimum capacity

2,000 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

10+

X

Site Reference

CM

Site Name

Gascoigne Industrial Area

Site Area

6.62ha

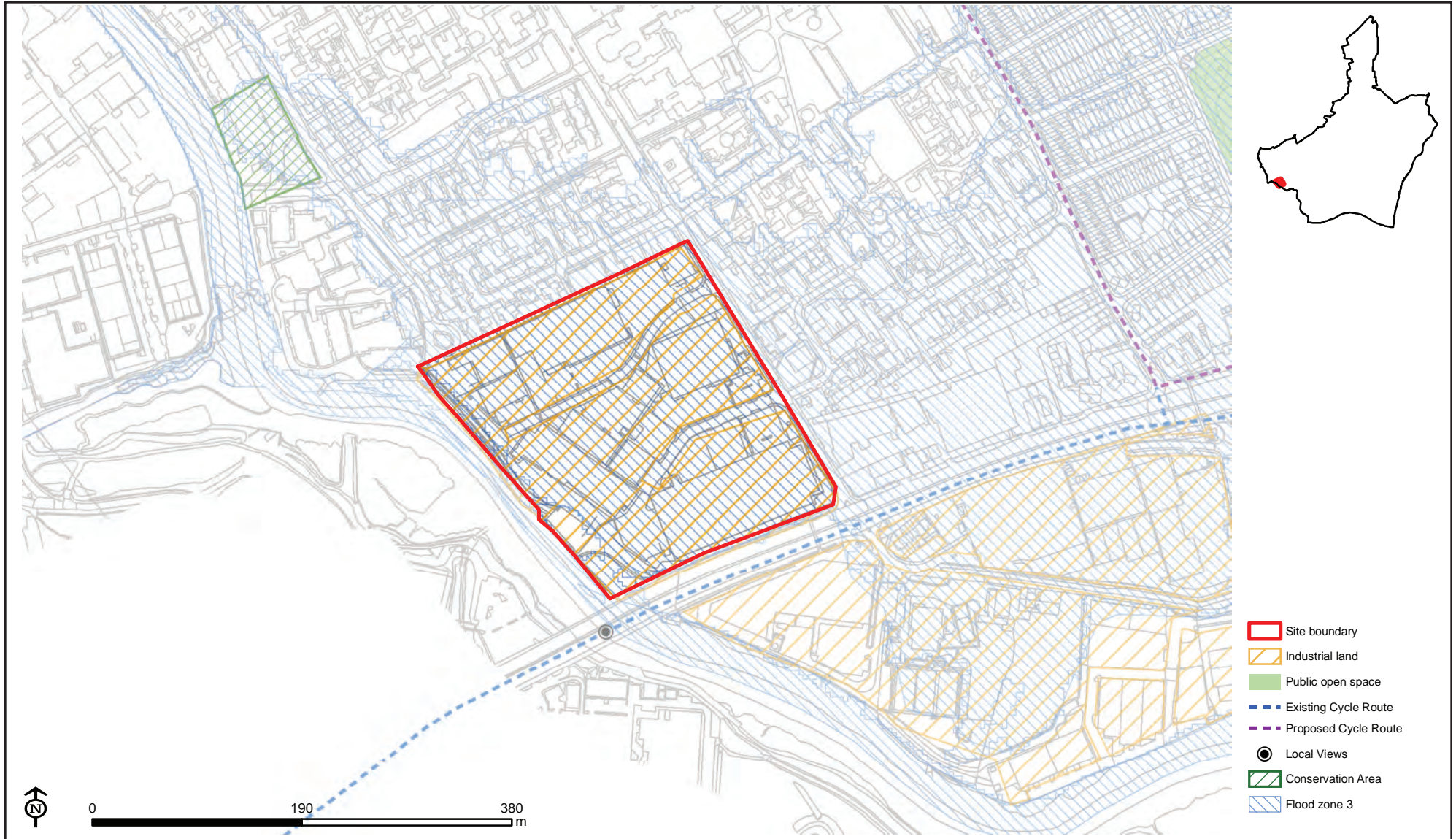
Ward

Gascoigne

Ownership

London Borough of Barking and Dagenham

Site Map



- Site boundary
- Industrial land
- Public open space
- Existing Cycle Route
- Proposed Cycle Route
- Local Views
- Conservation Area
- Flood zone 3

Locations & Existing Use

Industrial units

Proposed Use(s)

- A comprehensive residential-led mixed-use development.
- Potential capacity of delivering circa 2,289 new homes, 1 new primary school, with opportunity for co-location to accommodate the vision for redevelopment of the Gascoigne Estate

Planning Considerations and Requirements

- The site is identified as Locally Significant Industrial Site (LSIS)
- Early engagement with the council's education team to discuss potential education provision to meet the needs arising from the development
- Consideration of strengthening the relationship with the adjacent land/areas, see Local Plan sub area policy: SPP1

Relevant Planning History

N/A

Indicative minimum capacity

Anticipated Delivery Timescale (Years)

0-5

5-10

11+

Site Reference

CO

Site Name

Padnall Lake

Site Area

4.12ha

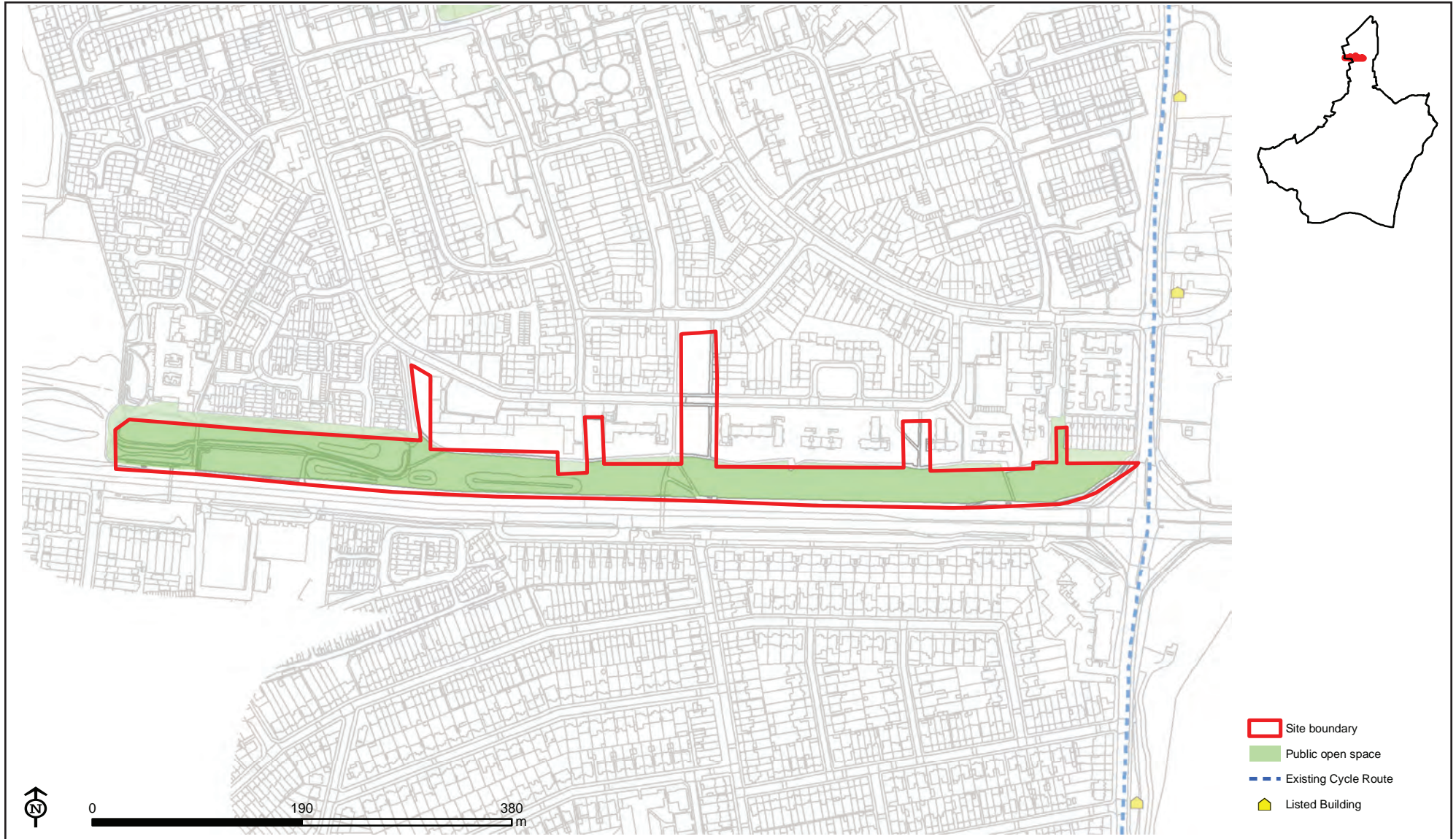
Ward

Chadwell Heath

Ownership

London Borough of Barking and Dagenham

Site Map



- Site boundary
- Public open space
- Existing Cycle Route
- Listed Building

Locations & Existing Use

Public open space

Proposed Use(s)

- Residential-led mixed-use development. Potential to deliver 291 new homes, new public open spaces, with other supporting uses including community service facilities

Planning Considerations and Requirements

- The site contains SINC Public Open Space. Mounds to the south of the lake (which are not tree or shrub covered) should be cleared of vegetation and sown with a wildflower and grass seed mixture to in-crease attractiveness to pollinators and grassland invertebrates.

Relevant Planning History

20/01686/FULL

Indicative minimum capacity

219 new homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

11+

Site Reference

DJ

Site Name

Clockhouse Avenue

Site Area

0.74ha

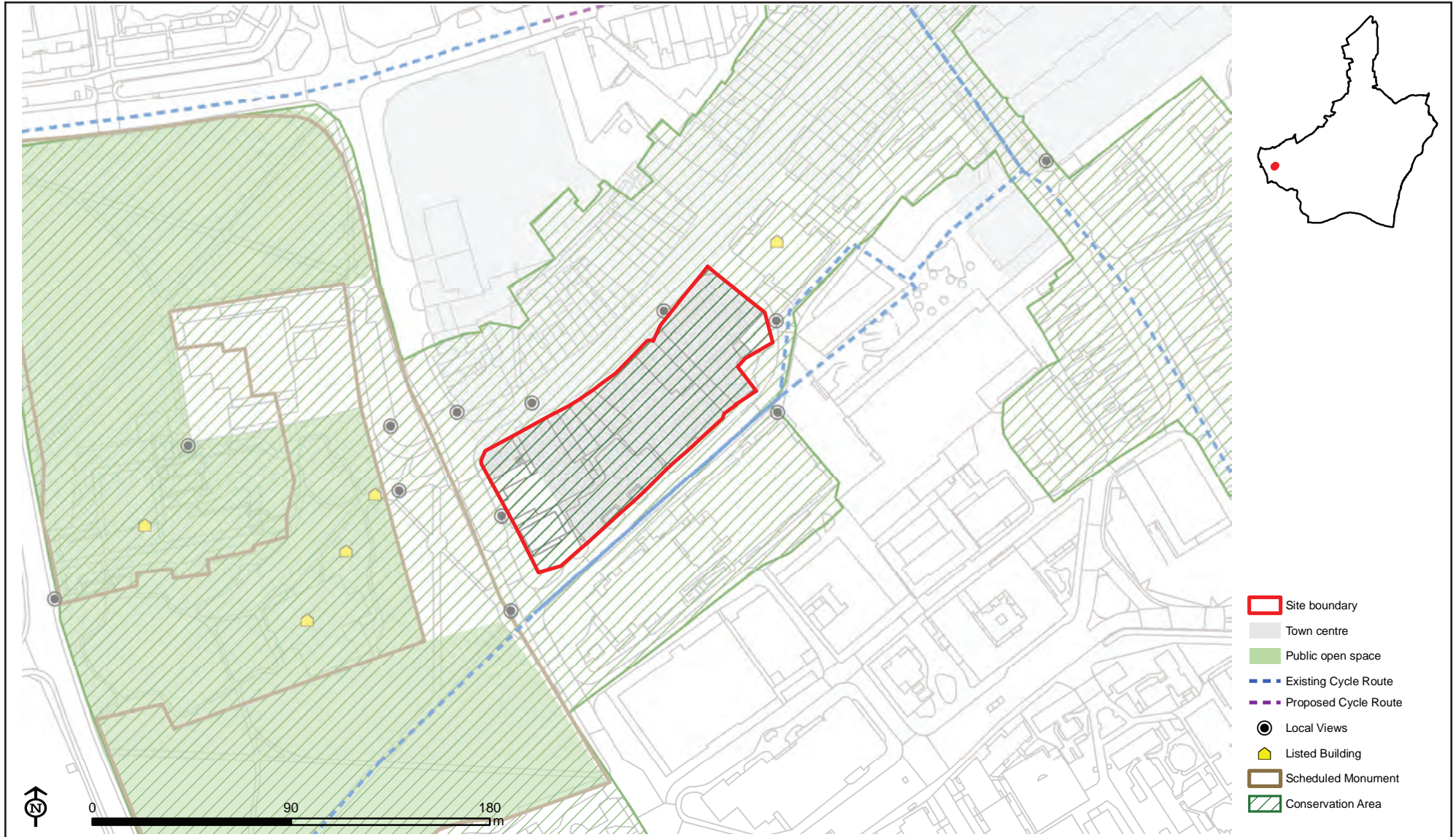
Ward

Abbey

Ownership

London Borough of Barking and Dagenham

Site Map



Locations & Existing Use

Retail (Primary Frontage) / Clockhouse avenue building

• Proposed Use(s)

- Residential-led mixed-use development. Potential to deliver circa 250 new homes with flexible commercial/community floorspace

Planning Considerations and Requirements

- The site is located within Barking Town Centre, and is adjacent to Abbey and Barking Town Centre Conservation Area - comply to the Local Plan policies DME3 and DMD4
- Development should aim to deliver out-standing design through:
 - Re-establishing the urban streetscape
 - Defining the urban scale
 - Extending east street market with a covered courtyard
 - Creating human-oriented space that prioritise the people who use the space daily
 - Significantly improving the frontage, for example, ground floor functions of the facing Clockhouse building will be active use like cafes and shops
 - Providing flexible spaces that can be adapted to a series of different typologies

• Relevant Planning History

N/A

Indicative minimum capacity

250 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

11+

Site Reference

DM

Site Name

Dagenham Heathway

Site Area

2.72ha

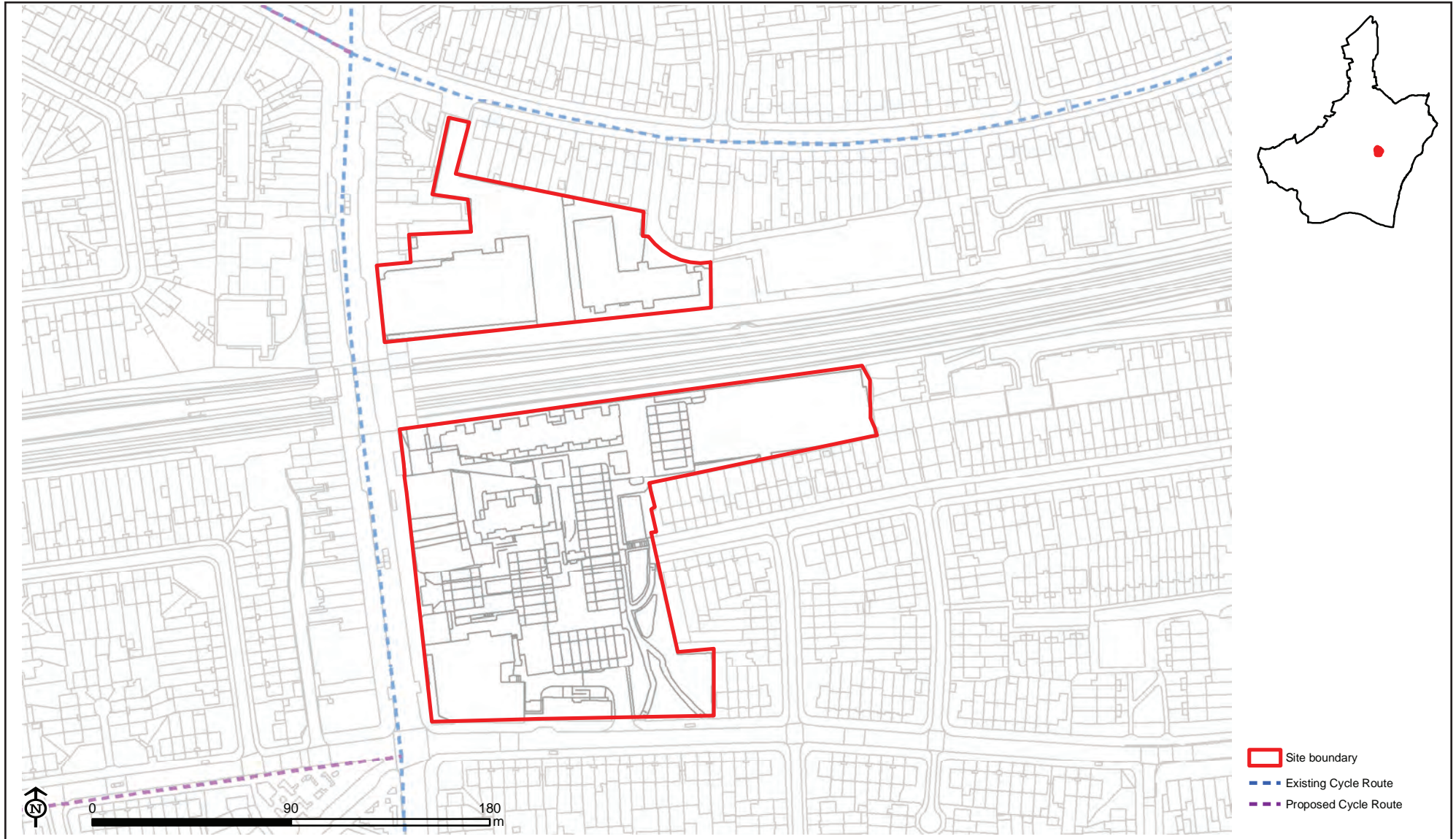
Ward

Village

Ownership

Multiple land ownerships

Site Map



Locations & Existing Use

Retail and residential / parking

Proposed Use(s)

- Aspirations to deliver a comprehensive mixed-use redevelopment of Dagenham Heathway shopping centre to comprise modern retail accommodation, which will better support the needs of the increased resident population.. Potential to deliver circa 860 new homes, reprovision of the existing shopping centre and upgraded and accessible public realm

Planning Considerations and Requirements

- A strategic delivery framework will be prepared to support the redevelopment of this Transformation Area
- Dagenham Heathway is defined as a district centre - main town centre uses must be directed to Dagenham Heathway Town Centre boundary and proposals for large retail development in edge, or out of the boundary will be considered against the sequential approach in accordance with the most up to date NPPF

Relevant Planning History

N/A

Indicative minimum capacity

860 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

11+

X

X

Site Reference

DP

Site Name

Abbey Retail Park North

Site Area

2.23ha

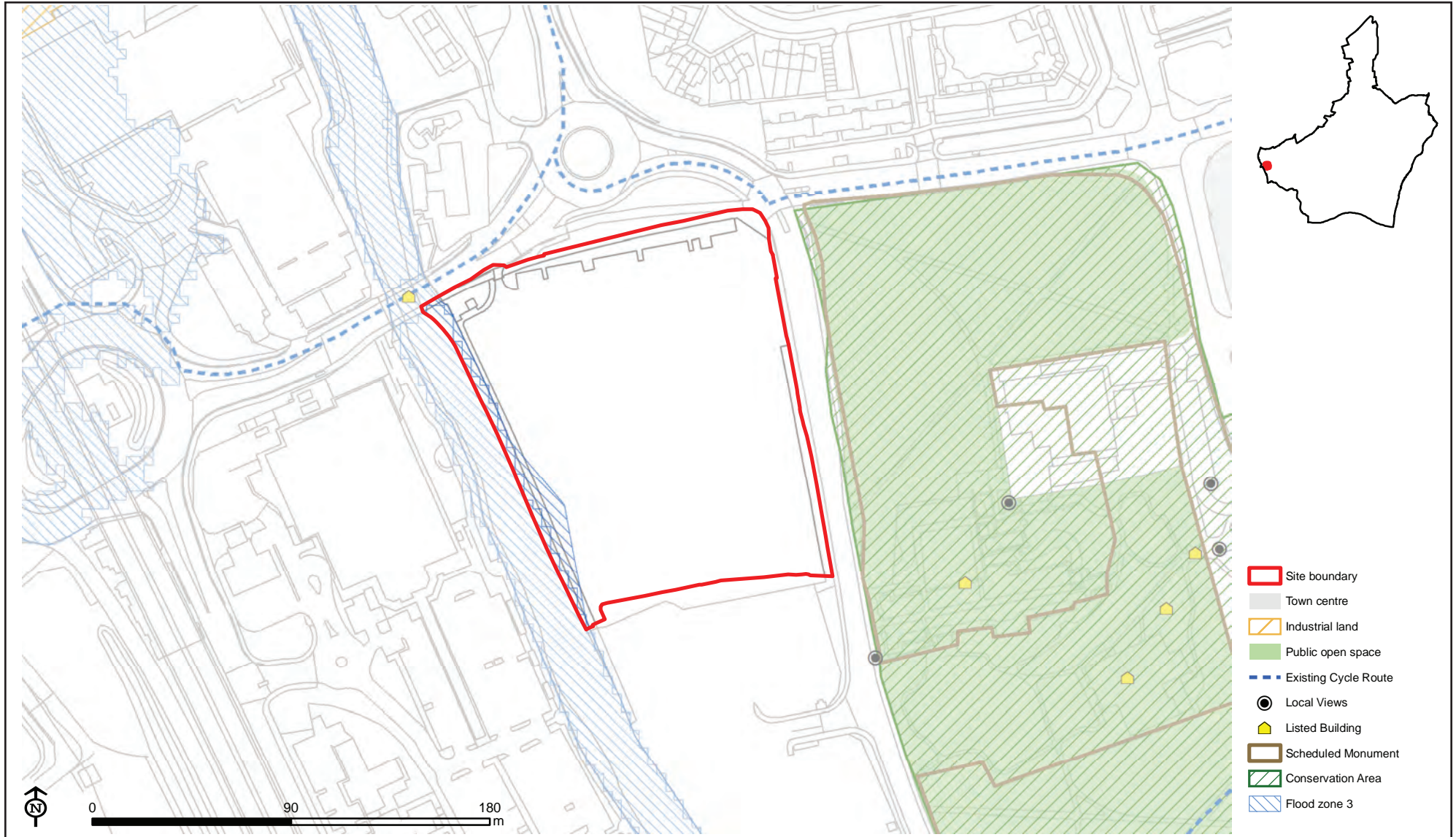
Ward

Gascoigne

Ownership

Private

Site Map



Locations & Existing Use

Vacant brownfield land (former industrial estate)

Proposed Use(s)

- A comprehensive mixed use development. Potential capacity of delivering circa 1,089 new homes, 2,070 sq.m flexible commercial floorspace, 1,071 sq.m employment floorspace, 1,170 community floorspace including gym and community facilities alongside supported infrastructure, including childrens' play space

Planning Considerations and Requirements

- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, focusing on the quality of the architecture, amenity space and public realm
- Tall buildings maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations
- Consideration of the nearby conservation area/heritage assets in accordance with the Local Plan policy DMD4
- Development proposals for retail and leisure uses exceeding 500sq.m gross will be required to submit an impact assessment in accordance with the NPPF and NPPG

Relevant Planning History

- 18/02013/FUL

Indicative minimum capacity

1,089 new homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

X

11+

Site Reference

EA

Site Name

Barking Station

Site Area

2.56ha

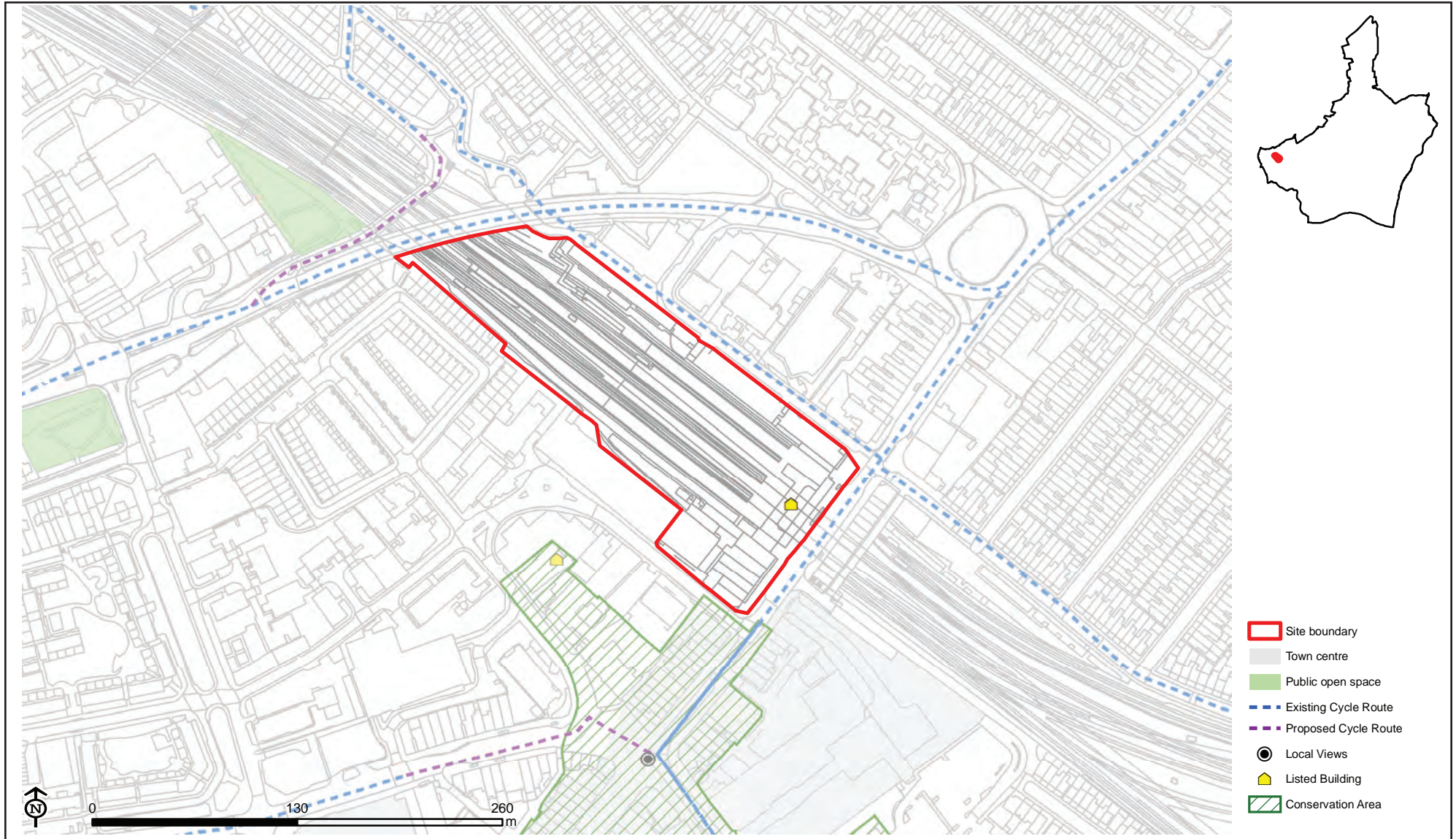
Ward

Abbey

Ownership

Private

Site Map



Locations & Existing Use

Transport interchange, public realm, associated retail, office space for rail staff.

Proposed Use(s)

- A comprehensive mixed-use redevelopment. Potential capacity of delivering 1,182 new homes and flexible commercial floorspace, including affordable workspace

Planning Considerations and Requirements

- Tall building development maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations
- Consideration of the nearby conservation area/heritage assets in accordance with the Local Plan policy DMD4

Relevant Planning History

- 18/01927/FUL (Trocoll House)

Indicative minimum capacity

198 new homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

X

11+

Site Reference

HA

Site Name

Wickes (Hertford Road)

Site Area

1.3ha

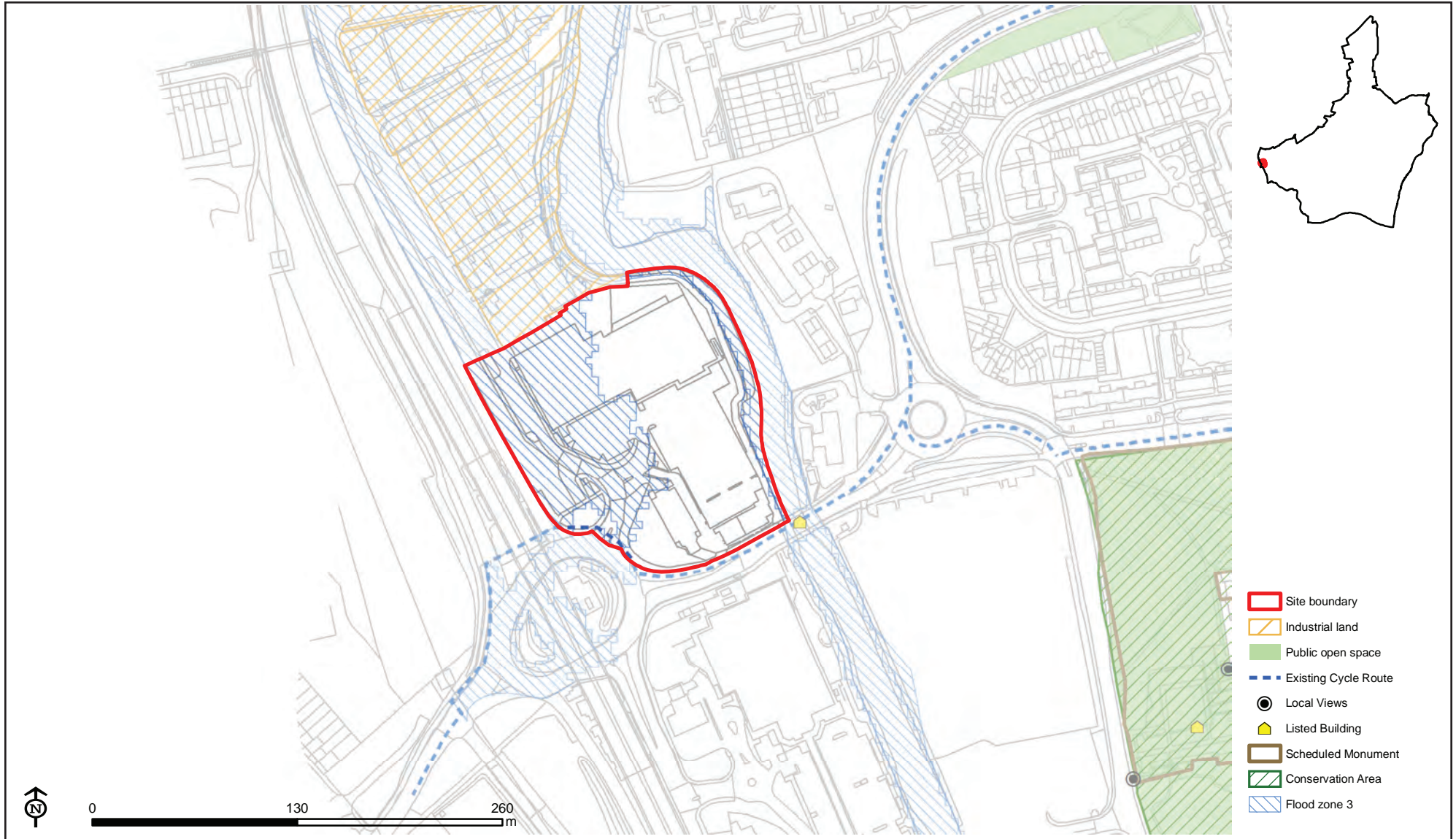
Ward

Abbey

Ownership

Private

Site Map



Locations & Existing Use

Retail and ancillary car park

Proposed Use(s)

- A comprehensive residential-led mixed-use development. Potential capacity of delivering circa 734 new homes, flexible commercial/community floorspace and other supporting infrastructure

Planning Considerations and Requirements

- Development should provide flood mitigation and adaptation measures
- Tall building development maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations

Relevant Planning History

N/A

Indicative minimum capacity

734 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

11+

X

X

Site Reference

HN

Site Name

Ripple Road and Methodist Church

Site Area

0.56ha

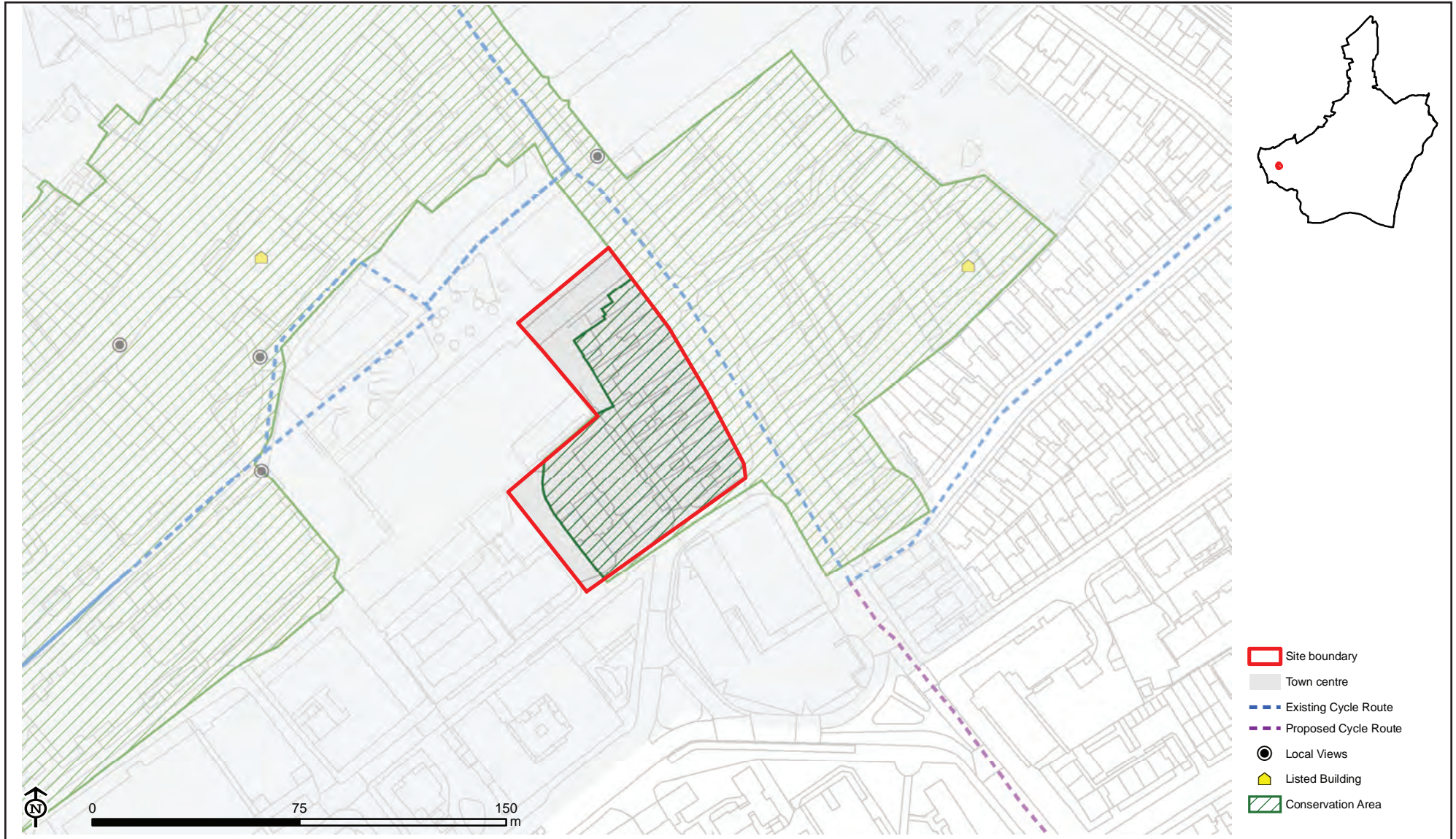
Ward

Abbey

Ownership

Multiple land ownerships

Site Map



- Site boundary
- Town centre
- Existing Cycle Route
- Proposed Cycle Route
- Local Views
- Listed Building
- Conservation Area

Locations & Existing Use

Retail, Residential and faith facilities

Proposed Use(s)

- Residential-led mixed-use development, with potential to deliver up to 250 new homes, re-provision of the places of worship space, 1 new primary school and flexible commercial/community uses, with improved local retail and office space and amenity space

Planning Considerations and Requirements

- The site is located within Barking Town Centre, and is adjacent to Abbey and Barking Town Centre Conservation Area - comply to the Local Plan policies DME3 and DMD4
- Development should aim to deliver out-standing design and aims to improve the southern part of the Town Centre
- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, fo-cusing on the quality of the architecture, amenity space and public realm
- Tall building development maybe app-ro-priate in this location (see Local Plan poli-cy DMD2), subject to other planning con-siderations

Relevant Planning History

N/A

Indicative minimum capacity

252 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

11+

X

Site Reference

HT

Site Name

Dagenham Heathway Station

Site Area

0.74ha

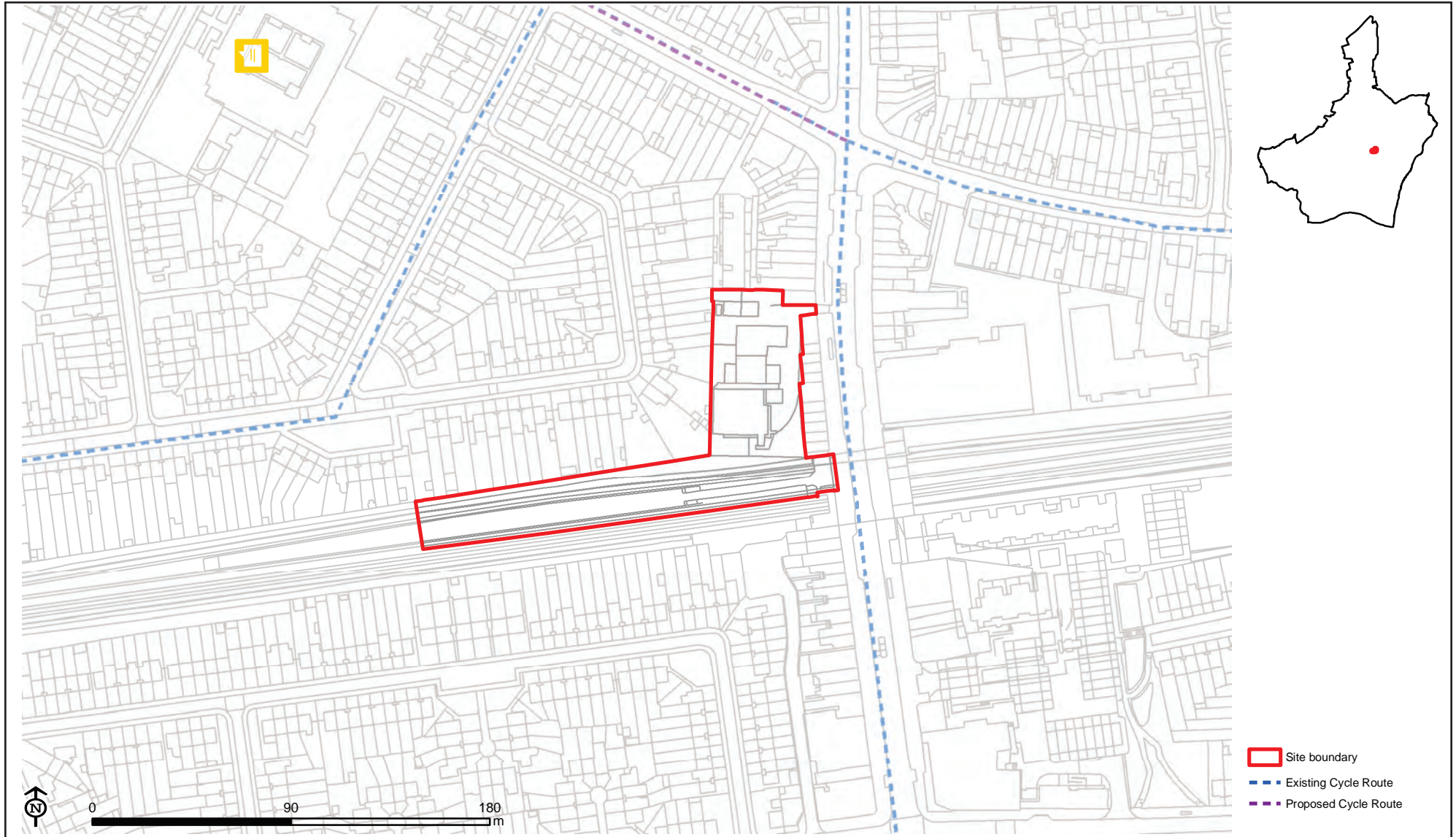
Ward

Alibon

Ownership

Transport for London

Site Map



Locations & Existing Use

Train station, garage and retail units

Proposed Use(s)

- A comprehensive mixed-use redevelopment, with potential to deliver circa 178 new homes and flexible commercial floorspace, including affordable workspace

Planning Considerations and Requirements

- The site is located near Dagenham Heathway district centre
- Developments should have full regard to the future proposal for redevelopment of Dagenham Heathway site (DM) and to engage with the council and other key stakeholders in the common interest of securing benefits and comprehensive regeneration of this Transformation Area

Relevant Planning History

N/A

Indicative minimum capacity

178 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

11+

X

Site Reference

HZ

Site Name

Hertford Road Industrial Estate

Site Area

8.2ha

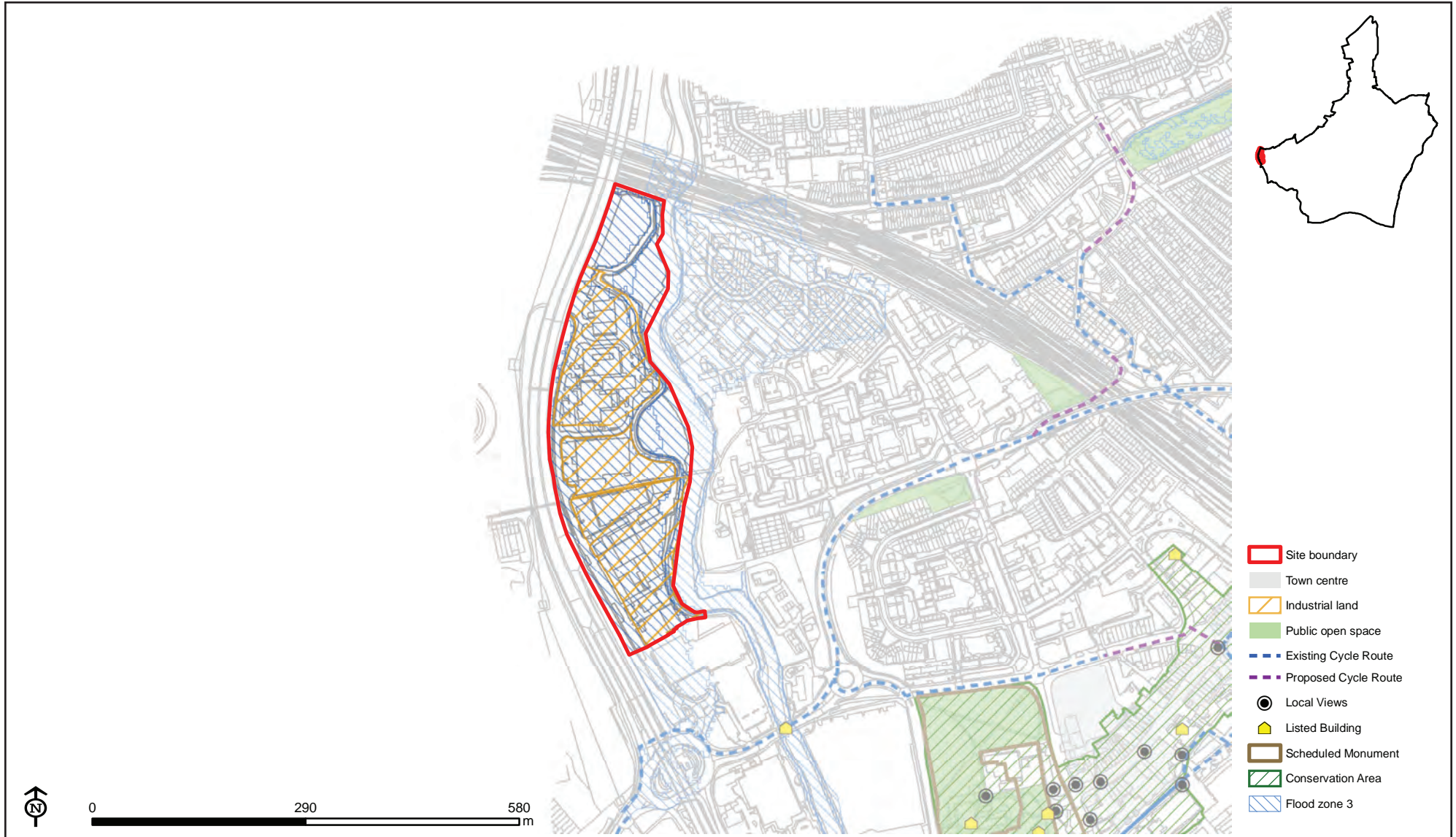
Ward

Abbey

Ownership

Private

Site Map



Locations & Existing Use

Industrial buildings - wholesale, trader counters

Proposed Use(s)

- A comprehensive redevelopment for residential and/or industrial intensification and co-location
- Potential capacity to deliver circa 957 new homes and/or up to 30,244 sq.m industrial floorspace, alongside flexible commercial uses, social infrastructure, open spaces and opportunity for additional river crossing

Planning Considerations and Requirements

- The site is identified as Locally Significant Industrial Site (LSIS)
- Tall building development maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations
- New developments should provide flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Minimising parking in this location, early engagement with the Council is recommended to discuss appropriate car parking levels

Relevant Planning History

N/A

Indicative minimum capacity

957 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

11+

X

Site Reference

WF

Site Name

97-131 High Road

Site Area

1.49ha

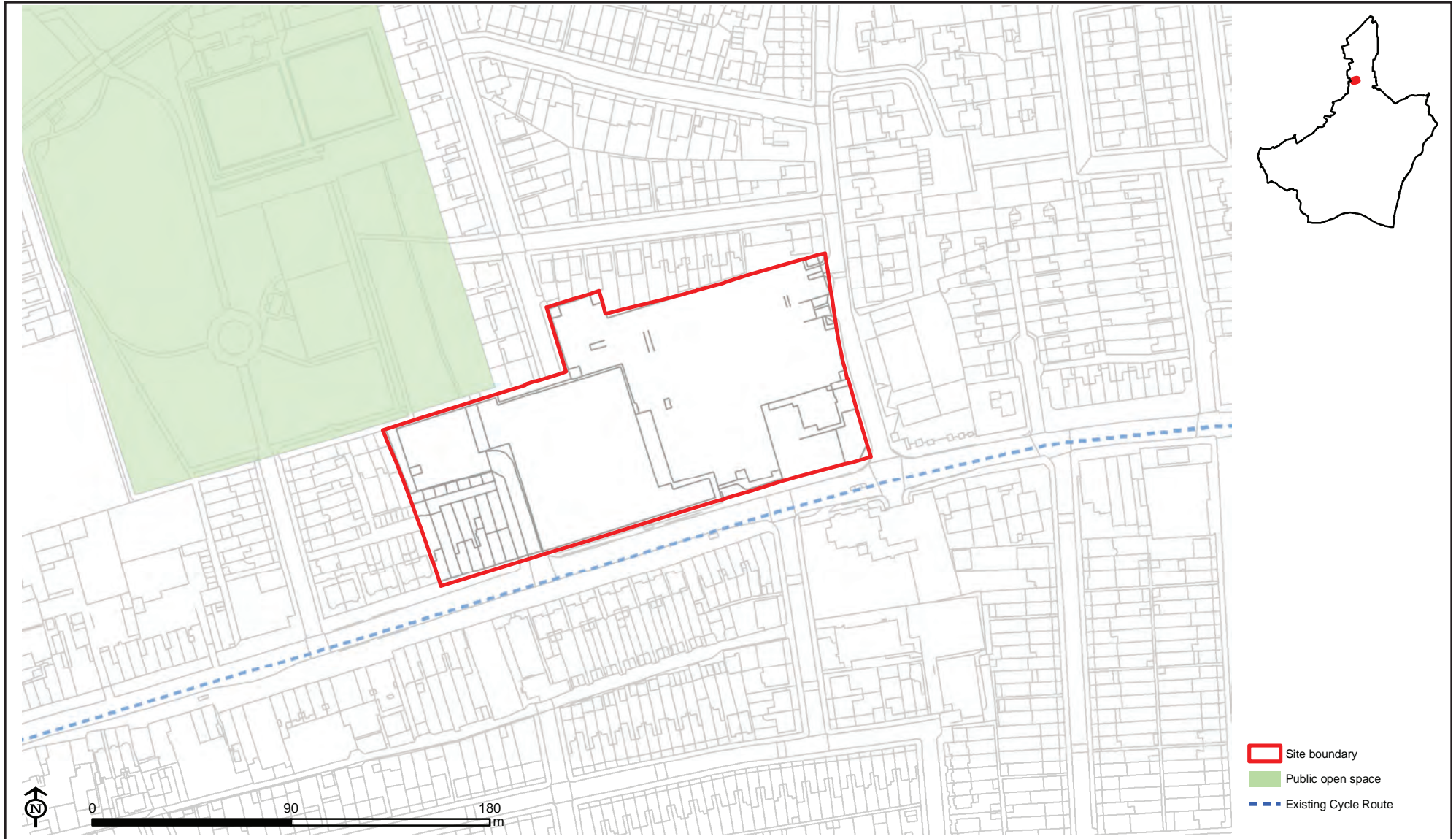
Ward

Chadwell Heath

Ownership

Private

Site Map



- Site boundary
- Public open space
- Existing Cycle Route

Locations & Existing Use

Sainsbury's supermarket and ancillary car park

Proposed Use(s)

- Residential-led mixed-use development. Potential capacity of delivering circa 365 new homes, reprovision of the current supermarket and ancillary car park, alongside flexible commercial uses

Planning Considerations and Requirements

- The site is located within the Chadwell Heath district centre - main town centre uses must be directed to Dagenham Heathway Town Centre boundary and proposals for large retail development in edge, or out of the boundary will be considered against the sequential approach in accordance with the most up to date NPPF
- Development should aim to deliver out-standing design to have regard to its context, and make a positive contribution to local character within its neighbourhood
- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, fo-cusing on the quality of the architecture, amenity space and public realm
Tall building development maybe appro-priate in this location (see Local Plan poli-cy DMD2), subject to other planning con-siderations
- Strengthening the relationship with the adjacent land/areas and the new Crossrail route, as well as contributing to the delivery of Chadwell Heath Masterplan Area, see Local Plan sub area policies: SPP4
- Development should minimise parking in this location. Early engagement with the Council is recommended to discuss appropriate car parking levels

Relevant Planning History

N/A

Indicative minimum capacity

365 new homes

Anticipated Delivery Timescale (Years)

0-5

X

5-10

X

11+

Site Reference

XC

Site Name

Harts Lane Estate

Site Area

20.77ha

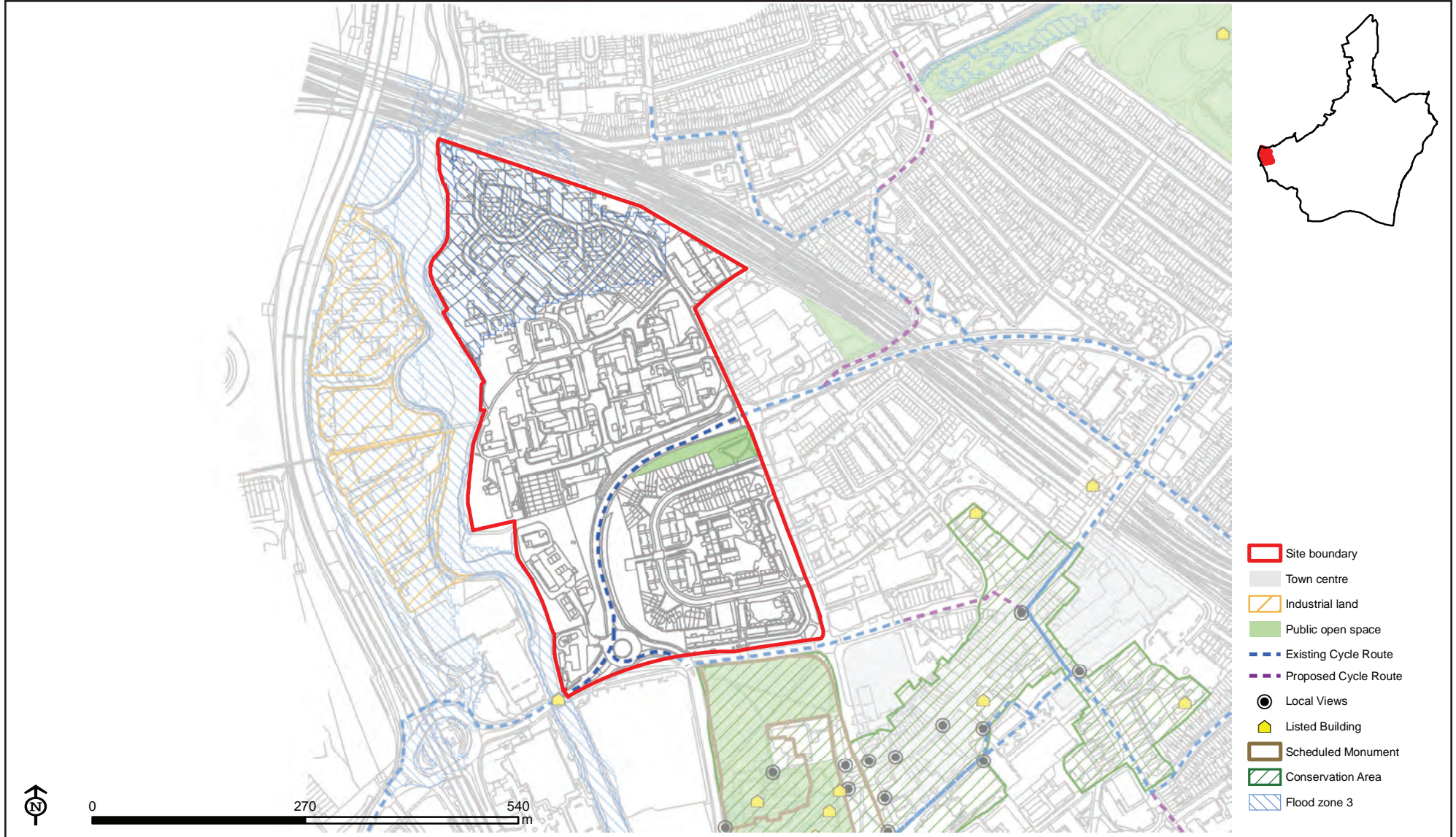
Ward

Abbey

Ownership

LBBD

Site Map



Locations & Existing Use

Industrial warehouses, retail, community centre, primary school, place of worship, plus ancillary car parks / Various buildings including Abbey Community Centre, Northbury Primary School, Abbey Childrens Centre, Wickes and Toolstation retail buildings, City of Faith Ministry

Proposed Use(s)

- A comprehensive redevelopment for Harts Lane Estate. Potential capacity of delivering a minimum of 1,422 new homes
- Potential to deliver flexible commercial and community floorspace and other supporting infrastructure including 2 primary schools and 1 secondary school and potential education expansion provision, open spaces, community centre, health care facilities and places of worship and river crossing

Planning Considerations and Requirements

- A strategic delivery framework will be prepared to support the redevelopment of this site
- Development should provide flood mitigation and adaptation measures
- Development should Minimise parking in this location. Early engagement with the Council is recommended to discuss appropriate car parking levels

Relevant Planning History

17/00698/FUL (part of the site - 78 dwellings)

Indicative minimum capacity

1,301 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

11+

X

Site Reference

XE

Site Name

Ibscott Close Estate

Site Area

4.05ha

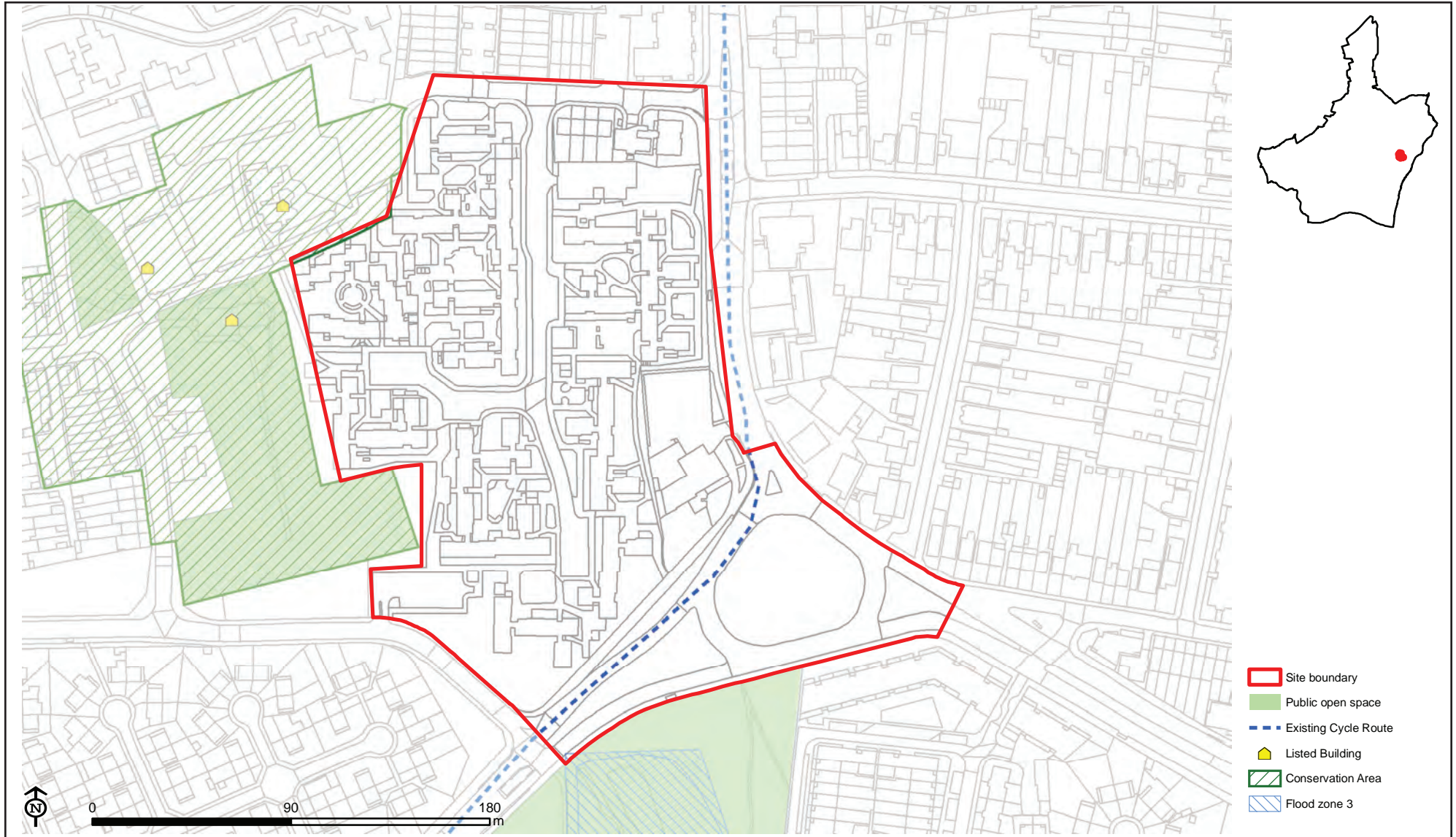
Ward

Village

Ownership

London Borough of Barking and Dagenham

Site Map



- Site boundary
- Public open space
- Existing Cycle Route
- Listed Building
- Conservation Area
- Flood zone 3

Locations & Existing Use

Residential, commercial (Van Hire Company, Ikpaland Enterprise)

Proposed Use(s)

- A comprehensive residential-led mixed-use redevelopment. Potential capacity of delivering circa 831 new homes, flexible commercial and community floorspace, open spaces and improvements to the environmental quality and public realm

Planning Considerations and Requirements

- A strategic delivery framework may be prepared to support the redevelopment of this site
- Development should aim to deliver out-standing design to have regard to its context, and make a positive contribution to local character within its neighbourhood
- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, focusing on the quality of the architecture, amenity space and public realm
- Tall building development maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations
- Development should minimise parking in this location. Early engagement with the Council is recommended to discuss appropriate car parking levels

Relevant Planning History

N/A

Indicative minimum capacity

831 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

11+

X

Site Reference

XJ

Site Name

Stamping Plant

Site Area

18.53ha

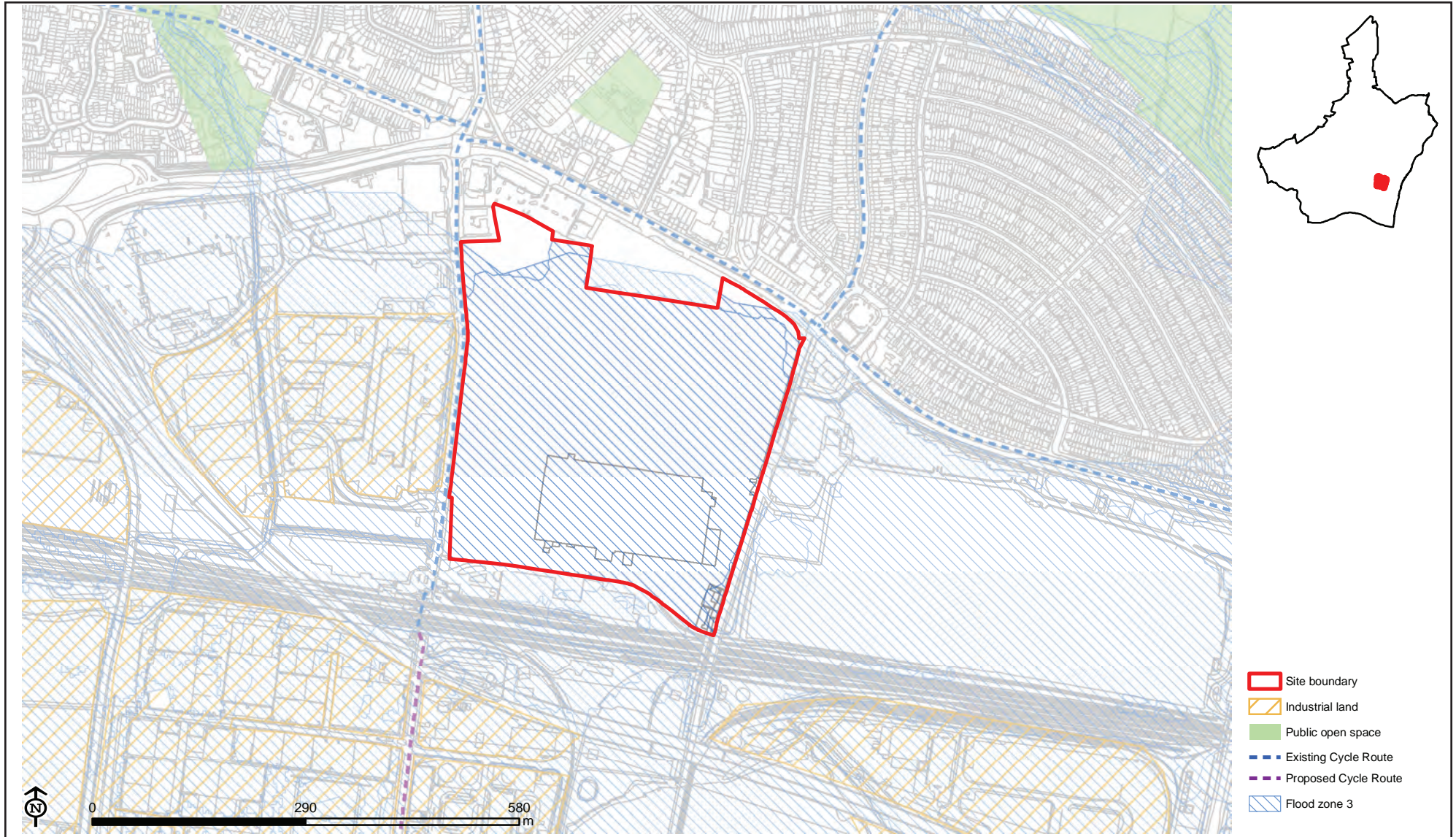
Ward

River

Ownership

Private

Site Map



Locations & Existing Use

Vacant former Ford Stamping Plant building

Proposed Use(s)

- A comprehensive residential-led mixed-use development. Potential capacity of delivering circa 3,000 new homes, flexible community/commercial floorspace and supported infrastructure including a 10-form intake secondary school to the north-western part of the site, cultural facilities and open spaces etc.

Planning Considerations and Requirements

- New development should provide flood mitigation and adaptation measures
- Tall building development maybe appropriate in this location (see Local Plan poli-cy DMD2), subject to other planning considerations

Relevant Planning History

17/00232/FUL relating only to decomissioning of the site

Indicative minimum capacity

3,000 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

11+

X

X

Site Reference

XK

Site Name

Barking Riverside Gateway Zone

Site Area

3.31ha

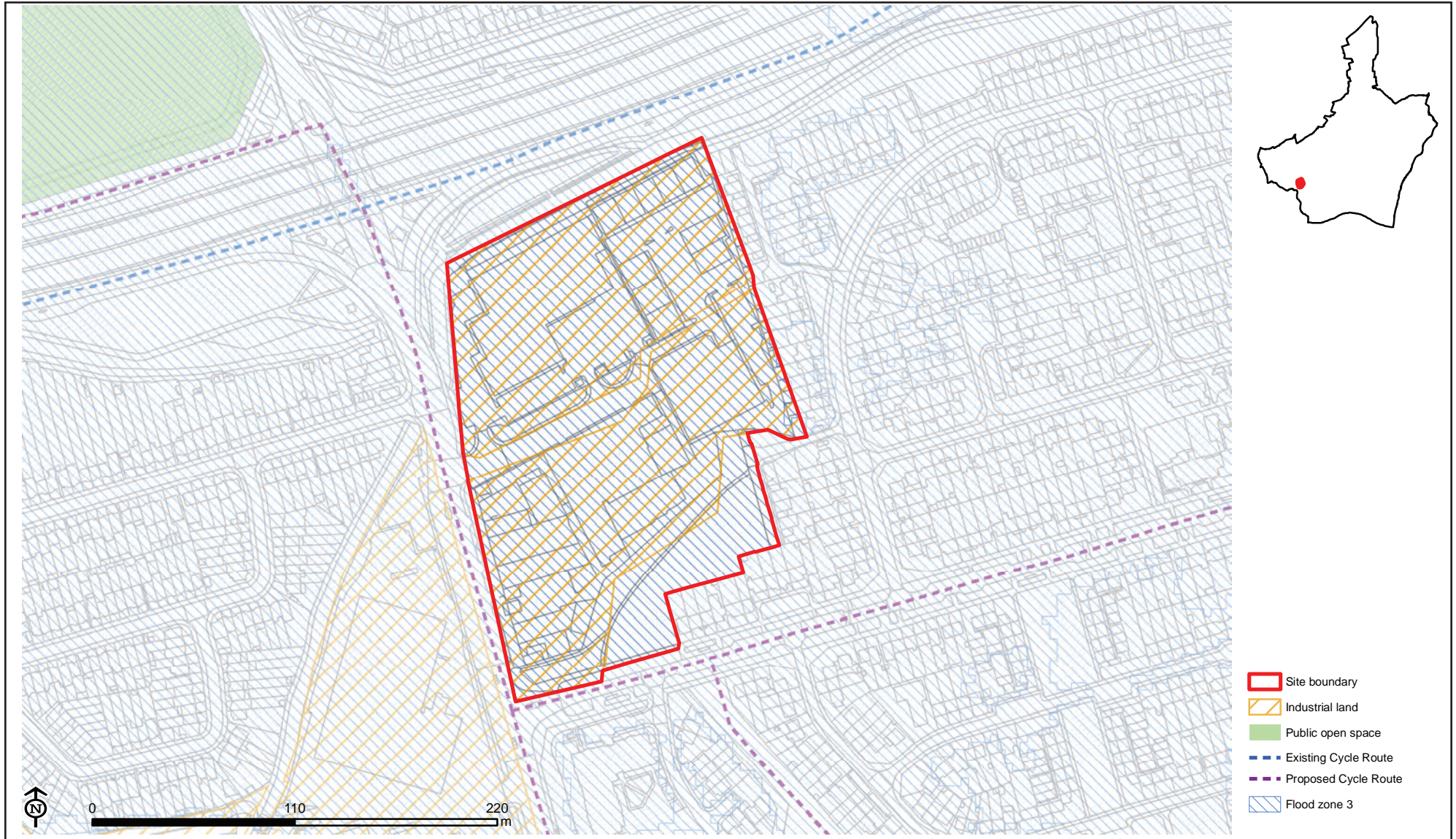
Ward

Thames

Ownership

London Borough of Barking and Dagenham

Site Map



- Site boundary
- Industrial land
- Public open space
- Existing Cycle Route
- Proposed Cycle Route
- Flood zone 3

Locations & Existing Use

Industrial warehouses

Proposed Use(s)

- Aspirations to deliver a comprehensive mixed-use redevelopment subject to implementation of the Borough's Industrial Land Strategy
- Potential to deliver circa 538 new homes, and/or up to 10,800 sq.m industrial floorspace to support lighter, van-based servicing with smaller service yards, alongside flexible community/commercial uses and supported infrastructure including educational provision

Planning Considerations and Requirements

- The site is identified as Locally Significant Industrial Site (LSIS)
- Development should aim to deliver outstanding design to have regard to its context, and make a positive contribution to local character within its neighbourhood
- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, focusing on the quality of the architecture, amenity space and public realm
- Tall building development maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations
- The site is suitable for industrial space for Cleaner industrial uses, supported by lighter, van-based servicing with smaller service yards

Relevant Planning History

N/A

Indicative minimum capacity

538 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

X

11+

X

Site Reference

ZZ

Site Name

GSR and Gill Sites

Site Area

1.27ha

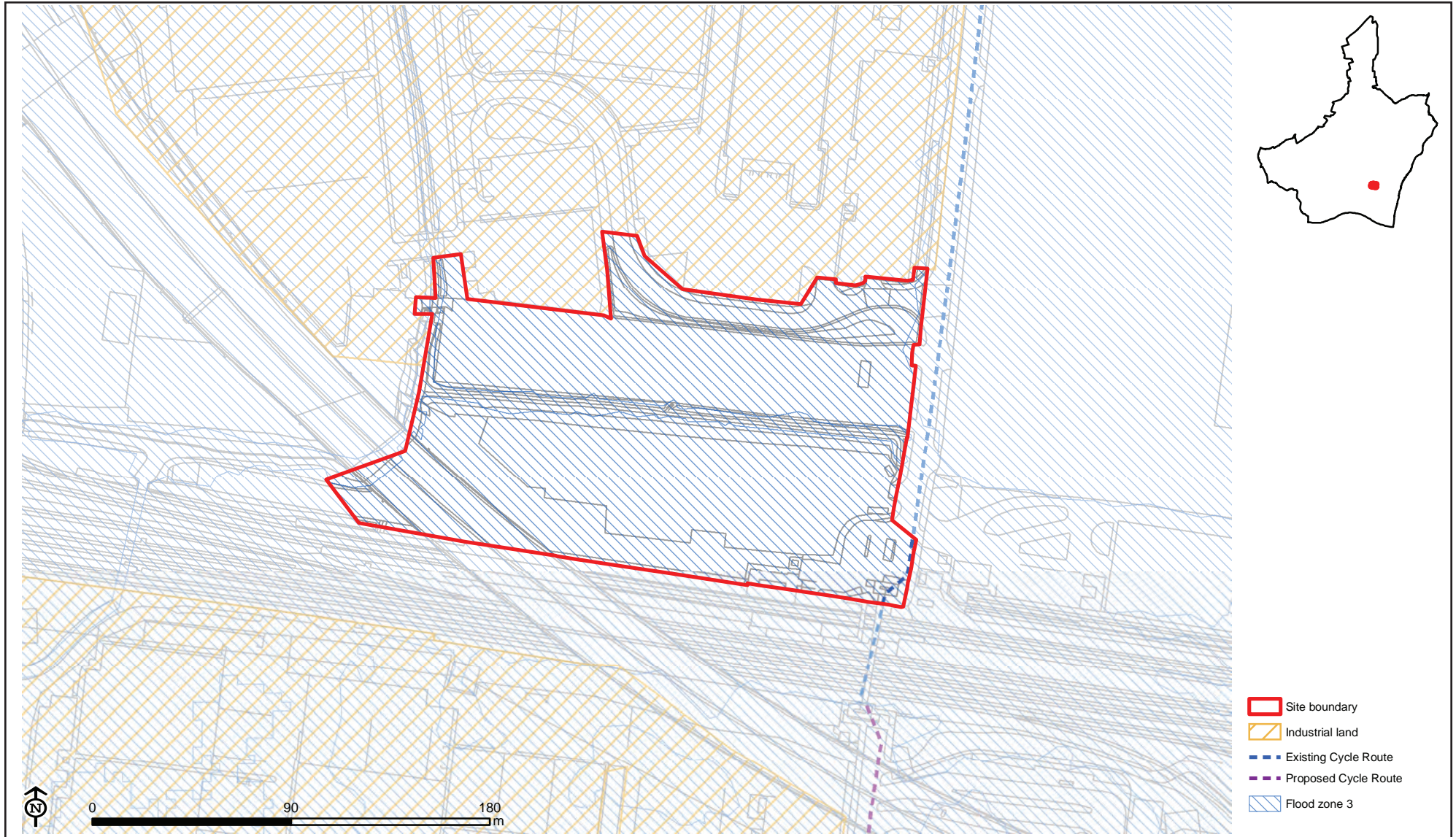
Ward

Thames

Ownership

London Borough of Barking and Dagenham

Site Map



- Site boundary
- Industrial land
- Existing Cycle Route
- Proposed Cycle Route
- Flood zone 3

Locations & Existing Use

Industrial warehouses and car park / Self storage warehouse and repair shop building.

Proposed Use(s)

- Residential-led mixed-use development, with potential to deliver circa 400 new homes, circa 800 sq.m commercial floorspace and supported infrastructure including 1 new primary school

Planning Considerations and Requirements

- New developments should provide flood mitigation and adaptation measures
- The site is currently located within the London Riverside Opportunity Area and part of the strategic Transformation Areas of Dagenham Dock, Beam Park and Stamping Plant
- Tall building development maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations

Relevant Planning History

N/A

Indicative minimum capacity

400 new homes

Anticipated Delivery Timescale (Years)

0-5

5-10

11+

X

X

Economic Sites

Site Ref

E_005

Site Name

79a Whalebone Lane

Site Area

0.45ha

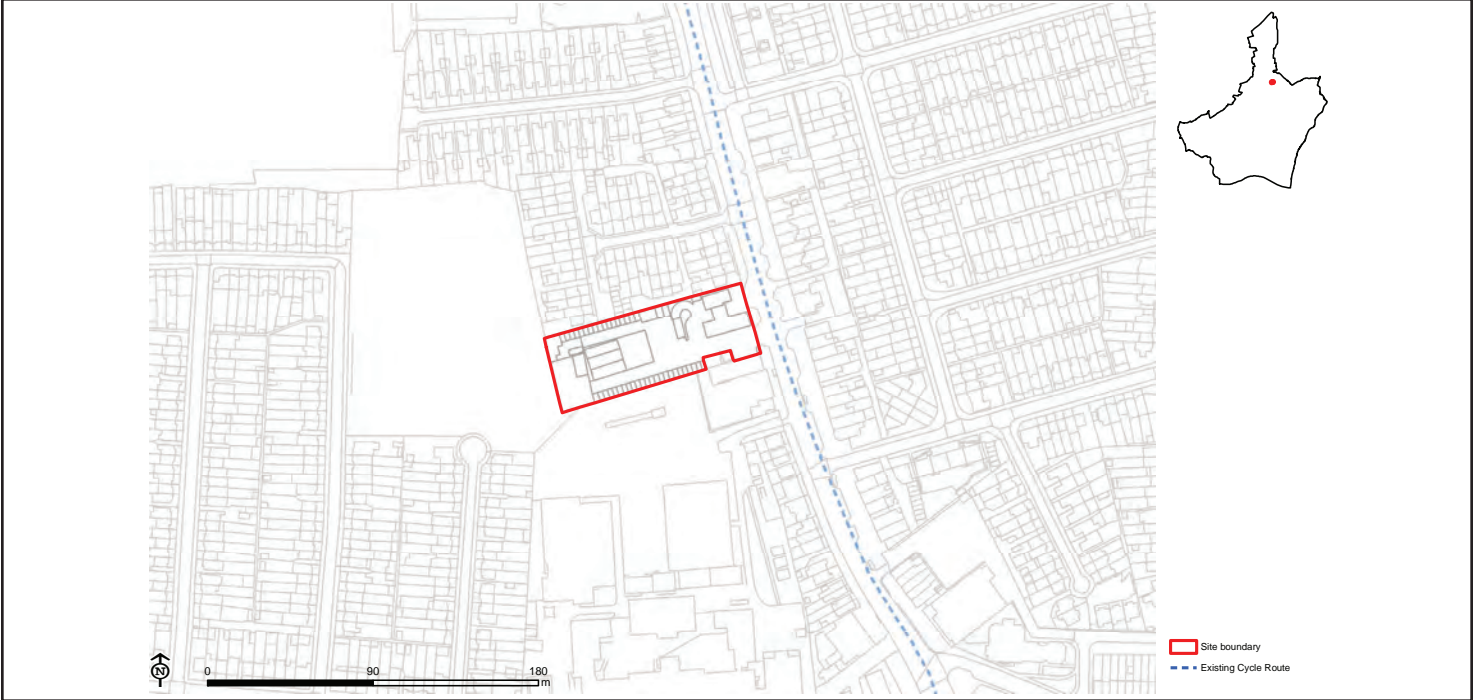
Ward

Whalebone

Ownership

Private

Site Map



Existing Use

Sui Generis, petrol filling station

Proposed Use

- Redevelopment of the site to demolish existing petrol station (188 sq.m) and provide 1,676 sq.m retail floorspace commercial units with associated car park and landscaping

Planning Considerations and Requirements

- The parade of shops on the eastern side of Whalebone Lane South fall within the Whalebone Lane South Neighbourhood Centre. Further to the south are two more Neighbourhood Centres - The Merry Fiddlers and Althorne Way. There is an economic opportunity to create a new district centre by linking three Neighbourhood Centres
- Development proposals for retail and leisure uses exceeding 500sq.m gross will be required to submit an impact assessment in accordance with the NPPF and NPPG
- The proposed scale and height with a maximum height of around 8m is considered acceptable for a commercial building of proposed use and would be of a similar height to the surrounding buildings

Relevant Planning History

19/01312/FUL

Indicative Future Industrial/Commercial Capacity

1,488 sq.m

Indicative Minimum Capacity (Years)

0-5

X

5-10

11+

Site Ref

E_014

Site Name

Barking Reach Power Station

Site Area

16.7ha

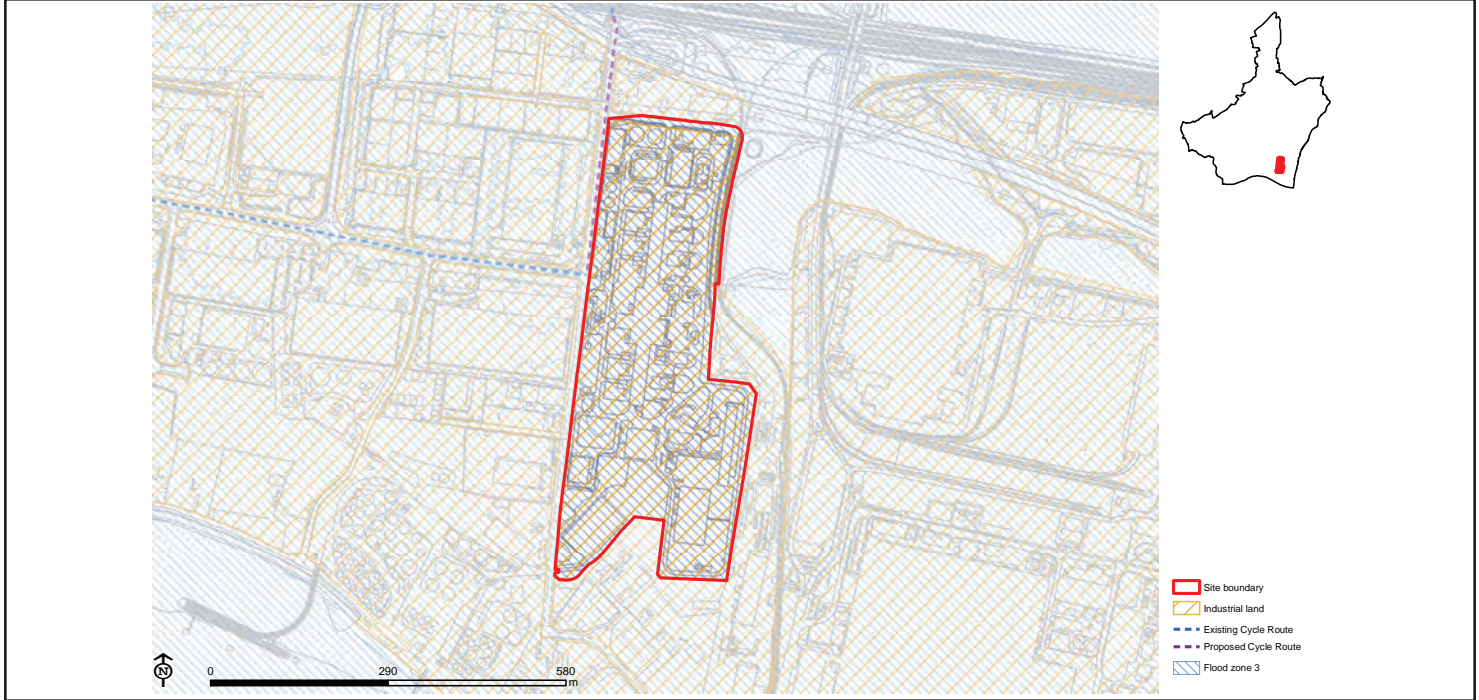
Ward

River

Ownership

Private

Site Map



Existing Use

Industrial warehouses and refining plants

Proposed Use

- Opportunities to deliver up to 237,946 sq.m a 'Sui Generis' consolidated wholesale food market with ancillary uses, as well as connected/ supporting uses (including food processing, logistics, food education and retail), as well as improvement works to the Goresbrook Interchange, A13, local bus services and public realm enhancements at Dagenham Dock station; using the River Thames to move freight to and from the markets

Planning Considerations and Requirements

- The site is identified as the London Riverside Opportunity Area, the London Sustainable Industries Park, as well as the Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- The site falls within the Joint Waste Development Plan, which is currently being reviewed
- A strategic delivery framework may be prepared to support the redevelopment of this sub-area, visit: <https://wholesalemarkets.co.uk/>
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Local Plan sub area policies: SPP2 and SPP3), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists
- Tall buildings maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations (e.g. air quality, archaeological priority area); the scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context
- Development should provide flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6

Relevant Planning History

- 20/01097/OUTALL
- 15/00314/PRIOR4

Indicative Future Industrial Capacity

Not specified. Contributing to Dagenham Dock SIL - up to 647,636 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

11+

X

X

Site Ref

E_015

Site Name

Plot 62 SEGRO PARK

Site Area

2.04ha

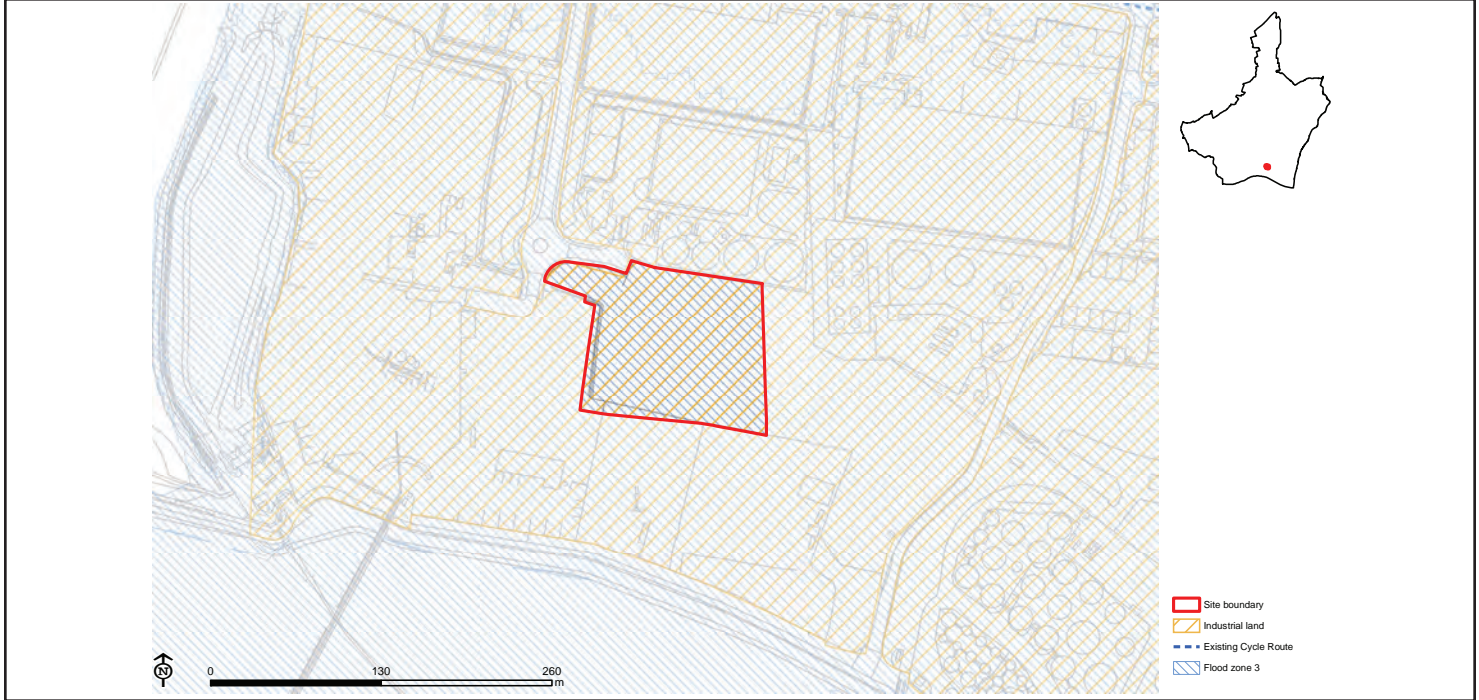
Ward

Thames

Ownership

Private

Site Map



Existing Use

Vacant brownfield land

Proposed Use

Opportunities for industrial intensification through strategic planning in line with other nearby SEGRO sites, for a comprehensive sustainable redevelopment as London's premier industrial estate - building its locations' logistics, warehousing, industrial, food and energy operations, capitalising on the extensive road, rail and river infrastructure connections

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- A strategic delivery framework may be prepared to support the redevelopment of this sub-area
- The site is also identified in the Joint Waste Plan - comply to Local Plan policy DMS18 and DMS19
- Providing flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMS1 6
- Development should contribute to the sub area vision Consideration of strengthening the relationship with the adjacent land/areas (see Local Plan sub area policies: SPP3), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists
- Tall buildings maybe appropriate in this location to allow multi-level industrial buildings (see Local Plan policy DMD2), subject to other planning considerations; the scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context

Relevant Planning History

N/A

Indicative Future Industrial Capacity

Not specified. Contributing to Dagenham Dock SIL 647,636 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

10+

X

X

Site Ref

E_016

Site Name

Plot 63 SEGRO PARK

Site Area

1.26ha

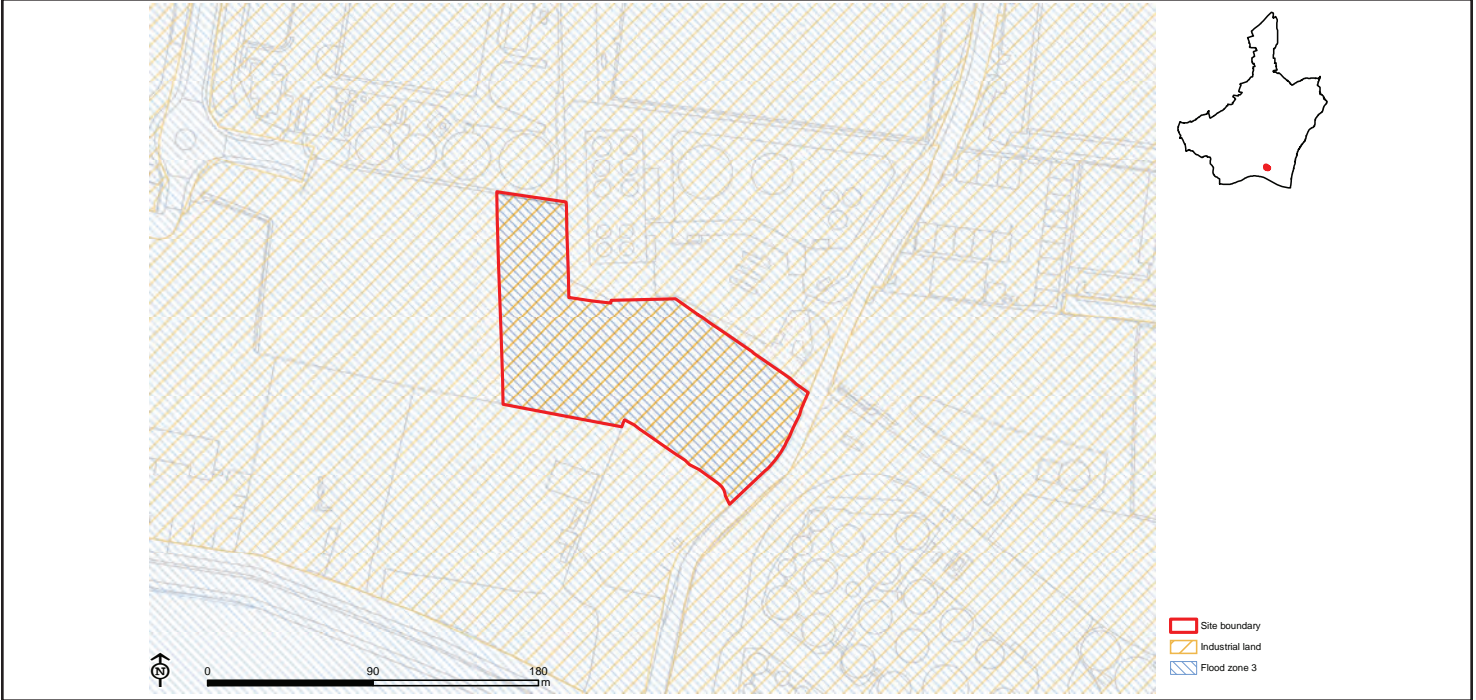
Ward

Thames

Ownership

Private

Site Map



Existing Use

Vacant brownfield land

Proposed Use

Relocate Capital Dairies Ltd from their current location on Thames Road in the Borough with provision of ancillary facilities for parking facilities and charging points; Opportunities for industrial intensification through strategic planning in line with other nearby SEGRO sites, for a comprehensive sustainable redevelopment as London's premier industrial estate - building its locations' logistics, warehousing, industrial, food and energy operations, capitalising on the extensive road, rail and river infrastructure connections

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- A strategic delivery framework may be prepared to support the redevelopment of this sub-area
- The site is also identified in the Joint Waste Plan - comply to Local Plan policy DMSI8 and DMSI9
- Providing flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Local Plan sub area policies: SPP2 and SPP3), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists
- Tall buildings maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations; the scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context
- The site has good access to water transport in addition to road transport

Relevant Planning History

19/00904/FUL
20/00388/FUL

Indicative Future Industrial Capacity

Not specified. Contributing to Dagenham Dock SIL - up to circa 647,636 sq.m

Indicative Minimum Capacity (Years)

0-5	X	5-10		11+	
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Site Ref

E_017

Site Name

Plot 64 SEGRO PARK

Site Area

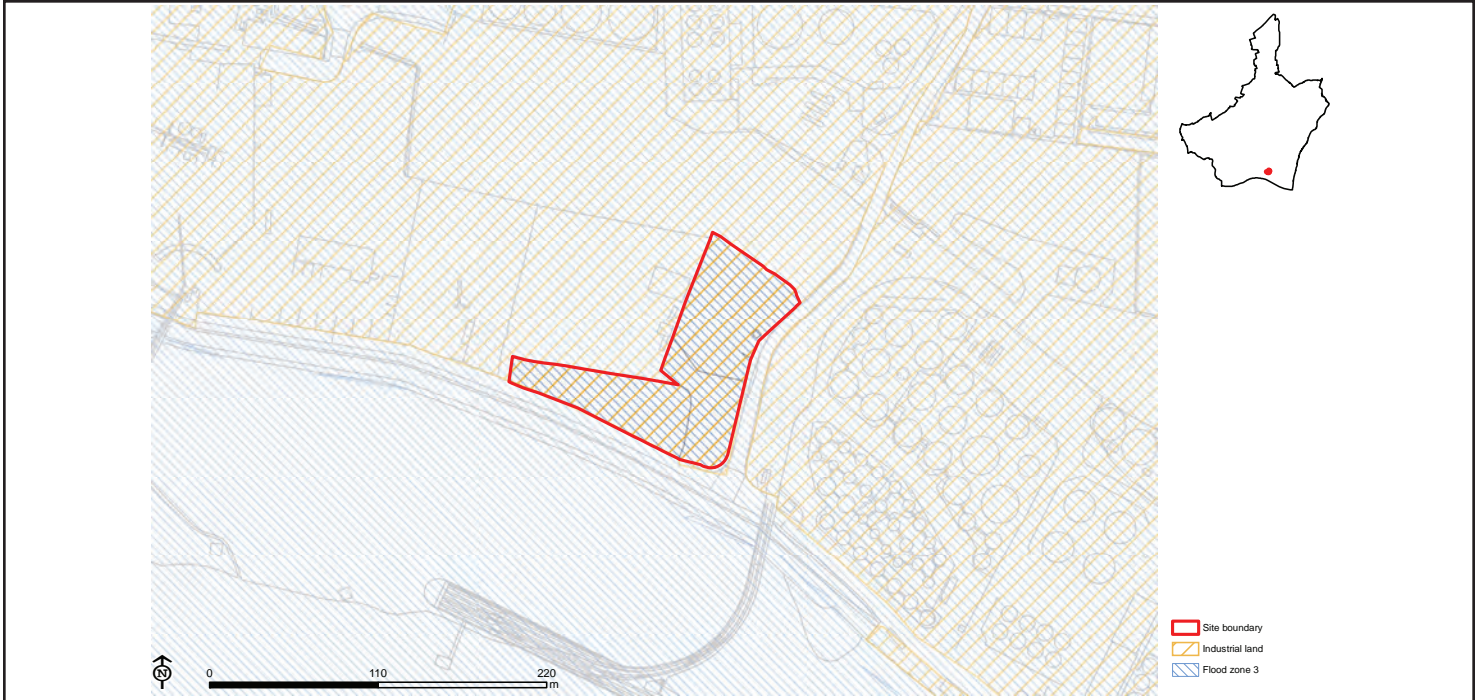
1.05ha

Ward

Thames

Ownership

Private

Site Map**Existing Use**

Vacant brownfield land

Proposed Use

Potential for accommodating a logistics centre for river borne movement of goods; opportunities for industrial intensification through strategic planning in line with other nearby SEGRO sites, for a comprehensive sustainable redevelopment as London's premier industrial estate - building its locations' logistics, warehousing, industrial, food and energy operations, capitalising on the extensive road, rail and river infrastructure connections

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- A strategic delivery framework may be prepared to support the redevelopment of this sub-area
- The site is also identified in the Joint Waste Plan - comply to Local Plan policy DMSI8 and DMSI9
- Providing flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Local Plan sub area policies: SPP3), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists
- Tall buildings maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations; the scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context

Relevant Planning History

N/A

Indicative Future Industrial Capacity

Not specified. Contributing to Dagenham Dock
SIL - up to circa 647,636 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

X

11+

X

Site Ref

E_018

Site Name

Plot 65 SEGRO PARK

Site Area

1.48ha

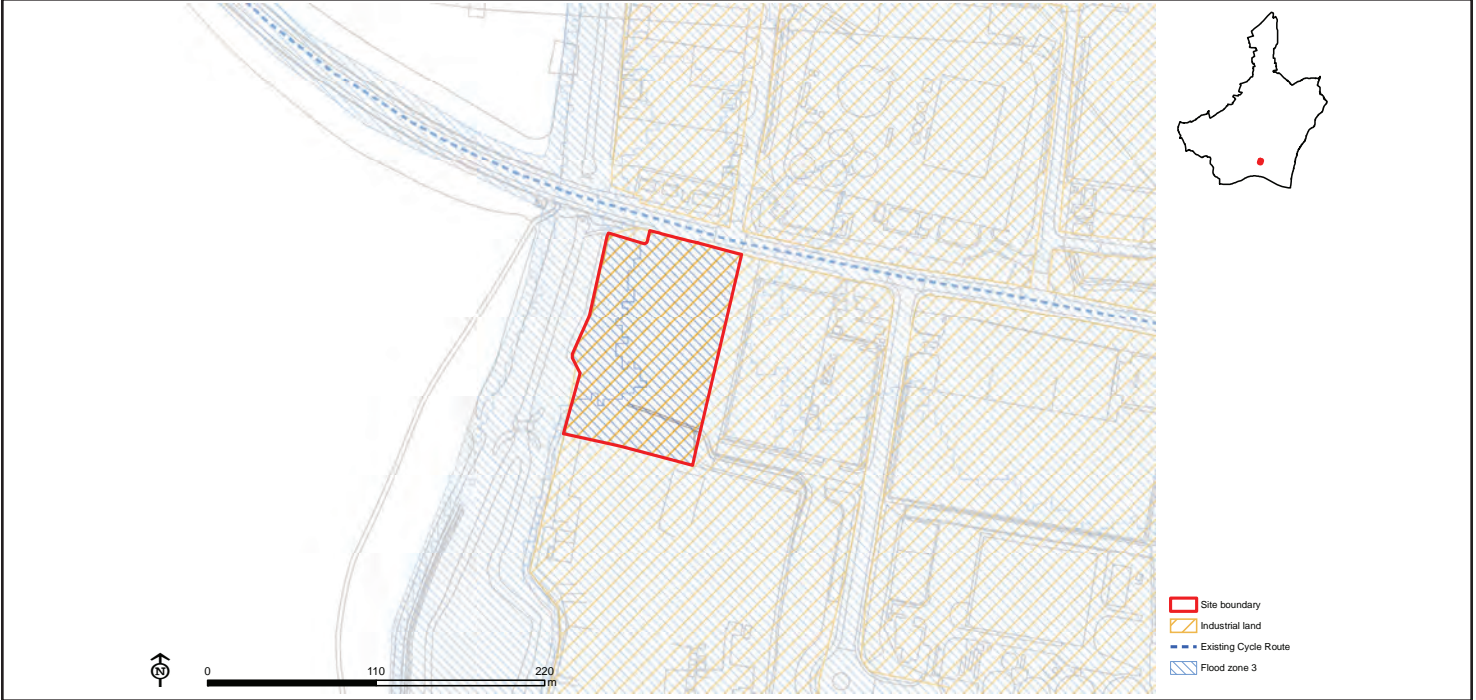
Ward

Thames

Ownership

Private

Site Map



Existing Use

Vacant brownfield land

Proposed Use

- Opportunities for industrial intensification through strategic planning in line with other nearby SEGRO sites, for a comprehensive sustainable redevelopment as London's premier industrial estate - building its locations' logistics, warehousing, industrial, food and energy operations, capitalising on the extensive road, rail and river infrastructure connections

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- A strategic delivery framework may be prepared to support the redevelopment of this sub-area
- The site is also identified in the Joint Waste Plan - comply to Local Plan policy DMSI8 and DMSI9
- The site is located to the north of the East London Transit (ELT) and is adjacent to a Site of Importance for Nature Conservation to the west
- Providing flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Local Plan sub area policies: SPP2 and SPP3), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists
- Tall buildings maybe appropriate in this location to allow multi-level industrial buildings (see Local Plan policy DMD2), subject to other planning considerations; the scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context

Relevant Planning History

19/00904/FUL

Indicative Future Industrial Capacity

Not specified. Contributing to Dagenham Dock SIL - up to circa 647,636 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

X

10+

Site Ref

E_019

Site Name

Plot 67 SEGRO PARK

Site Area

3.63ha

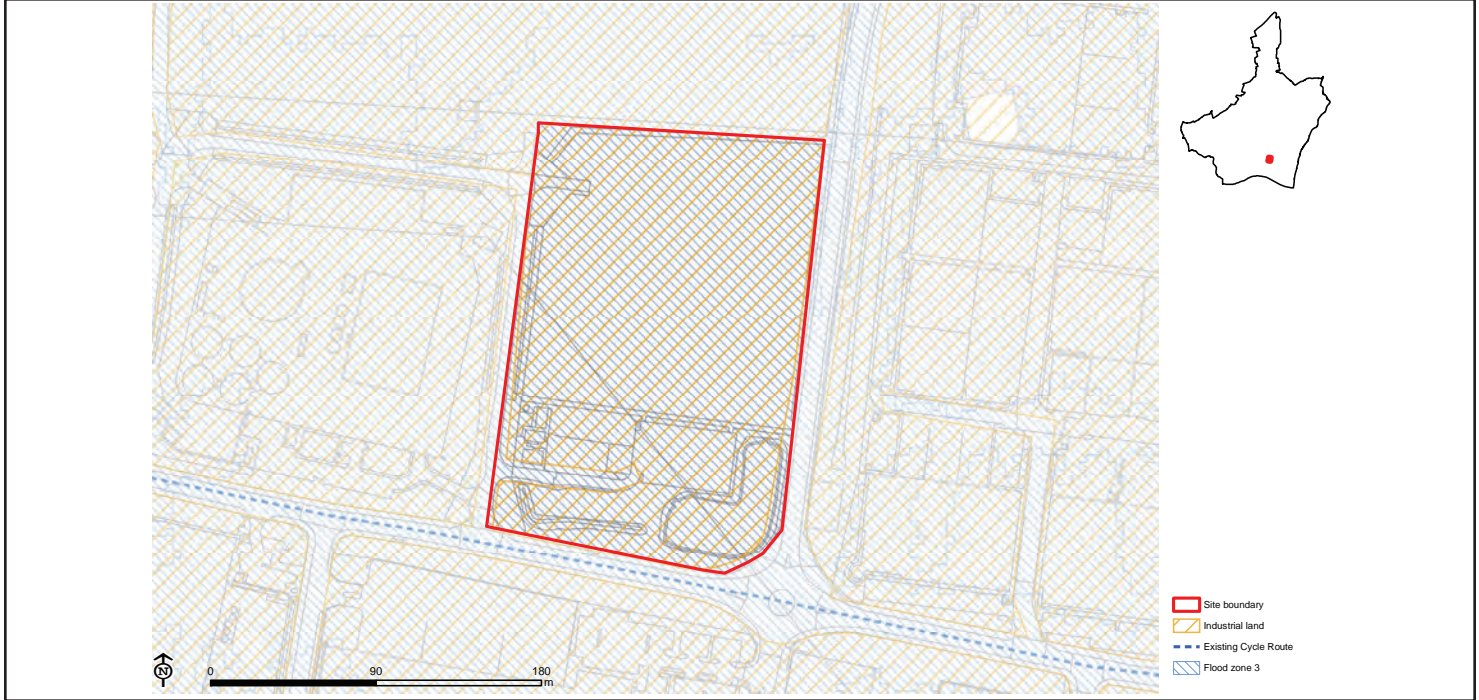
Ward

Thames

Ownership

Private

Site Map



Existing Use

Vacant brownfield land

Proposed Use

- Opportunities for industrial intensification through strategic planning in line with other nearby SEGRO sites, for a comprehensive sustainable redevelopment as London's premier industrial estate - building its locations' logistics, warehousing, industrial, food and energy operations, capitalising on the extensive road, rail and river infrastructure connections

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- A strategic delivery framework may be prepared to support the redevelopment of this sub-area
- The site is also identified in the Joint Waste Plan - comply to Local Plan policy DMS18 and DMS19
- The site is located to the north of the East London Transit (ELT) and is adjacent to a Site of Importance for Nature Conservation to the west
- Providing flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMS1 6
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Local Plan sub area policies: SPP2 and SPP3), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists
- Tall buildings maybe appropriate in this location to allow multi-level industrial buildings (see Local Plan policy DMD2), subject to other planning considerations; the scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context

Relevant Planning History

19/00904/FUL

Indicative Future Industrial Capacity

Not specified. Contributing to Dagenham Dock SIL - up to circa 647,636 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

X

10+

Site Ref

E_020

Site Name

Plot 70 SEGRO PARK

Site Area

0.81ha

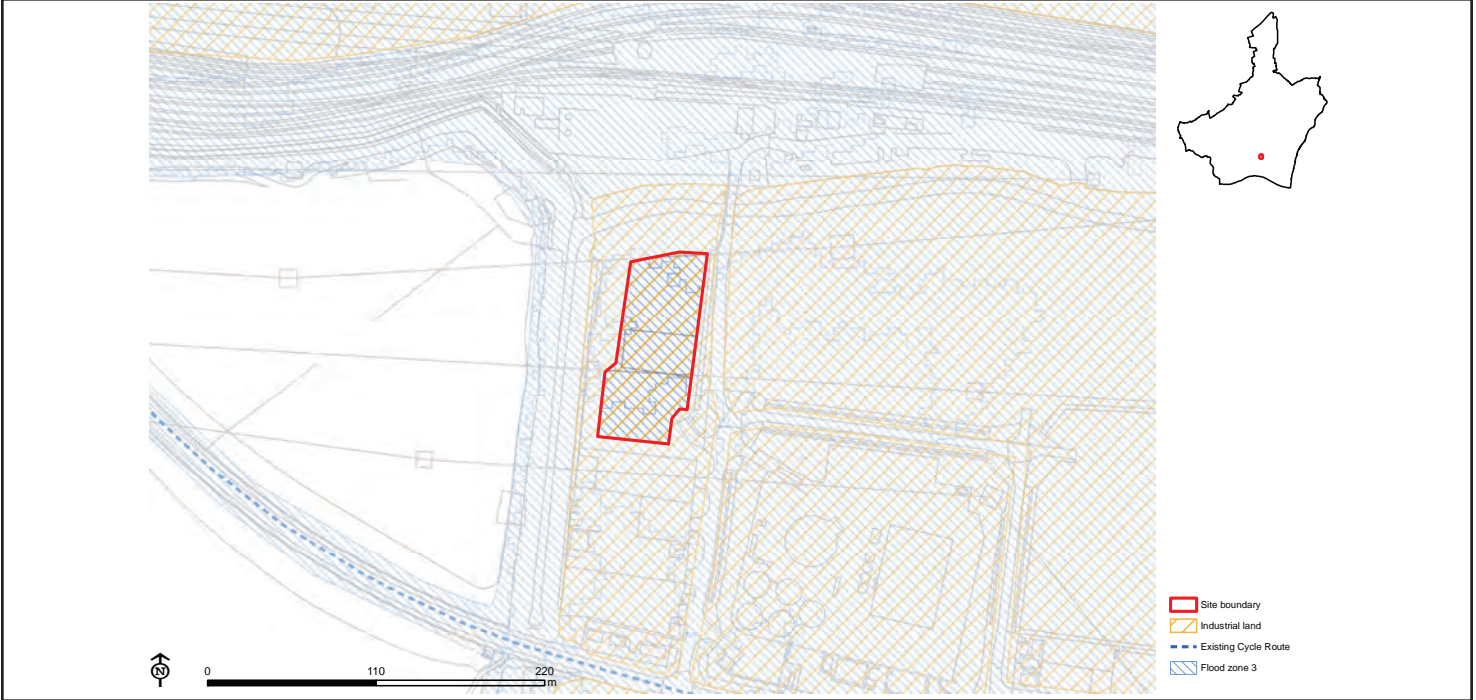
Ward

Thames

Ownership

Private

Site Map



Existing Use

Vacant brownfield land

Proposed Use

- Opportunities for industrial intensification through strategic planning in line with other nearby SEGRO sites, for a comprehensive sustainable redevelopment as London's premier industrial estate - building its locations' logistics, warehousing, industrial, food and energy operations, capitalising on the extensive road, rail and river infrastructure connections

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- A strategic delivery framework may be prepared to support the redevelopment of this sub-area
- The site is also identified in the Joint Waste Plan - comply to Local Plan policy DMSI8 and DMSI9
- The site is located to the north of the East London Transit (ELT) and is adjacent to a Site of Importance for Nature Conservation to the west
- Providing flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Local Plan sub area policies: SPP2 and SPP3), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists
- Tall buildings maybe appropriate in this location (see Local Plan policy DMD2), subject to other planning considerations; the scale and massing of development should contribute to the the sub area vision and respond positively to its existing and emerging context

Relevant Planning History

19/00904/FUL
19/01178/FUL

Indicative Future Industrial Capacity

Not specified. Contributing to Dagenham Dock SIL - up to circa 647,636 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

10+

Site Ref

E_022

Site Name

Kingsbridge Estate

Site Area

11.1ha

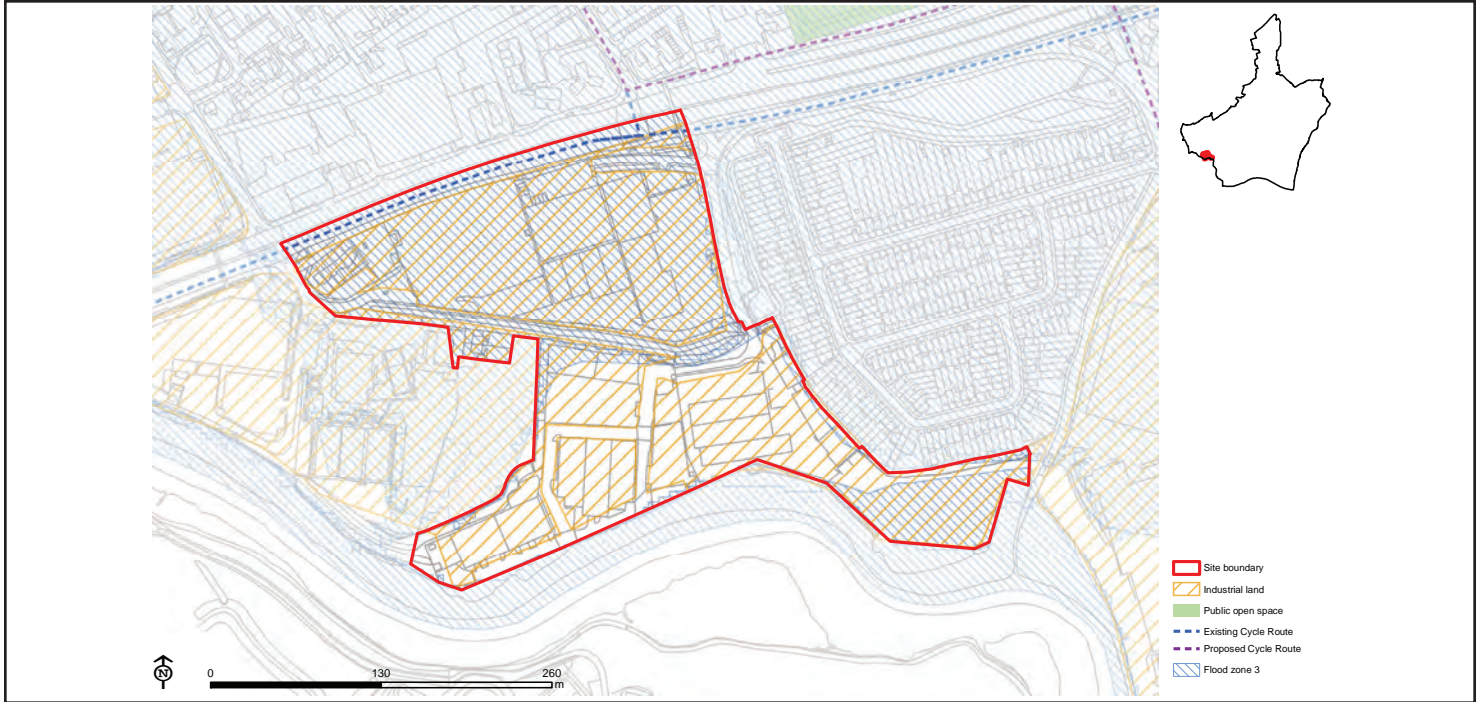
Ward

Thames

Ownership

Multiple landowners

Site Map



Existing Use

Wholesale and light industrial units, with operational yard and undeveloped land

Proposed Use

Accommodating industrial floorspace capacity relocation from Gascoigne South and accommodate demand of logistics industry serving the Greater London market. Potential to deliver up to circa 65,471sq.m industrial floorspace and contribute positively to the Council's vision for River Road Employment Area. Development must promote sustainable modes of transport including car lite and car free principles.

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL)
- A draft Masterplan SPD has been prepared to provide detailed design guidance and delivery strategy in this Transformation Area. For details, please visit: <https://www.lbbd.gov.uk/supplementary-planning-documents>

Relevant Planning History

N/A

Indicative Future Industrial Capacity

65,471 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

10+

X

X

Site Ref

E_027

Site Name

Welbeck House/Welbeck Wharf

Site Area

3.75ha

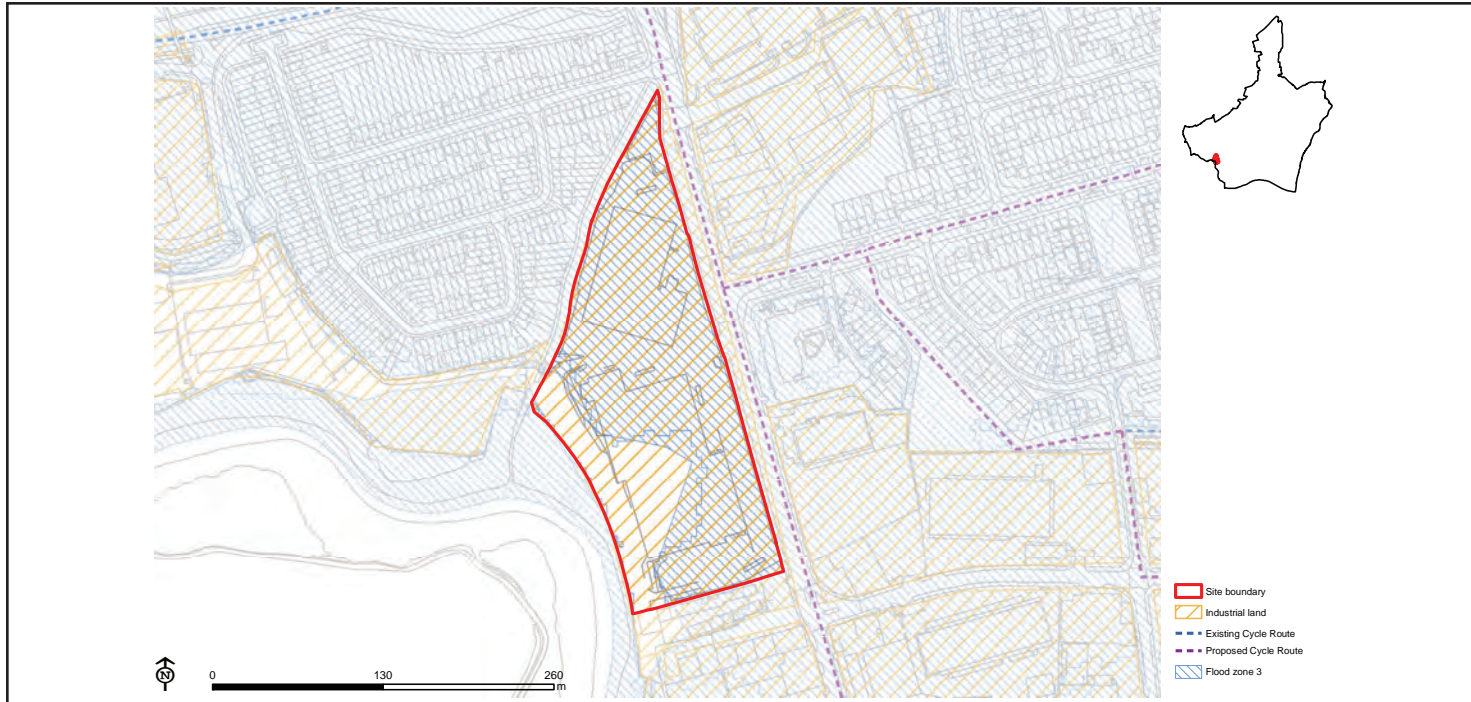
Ward

Thames

Ownership

Multiple landowners

Site Map



Existing Use

Vacant former industrial land

Proposed Use

- Potential to deliver up to circa 15,328 sq.m industrial floorspace and contribute positively to the Council's vision for River Road Employment Area

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL)
- A draft Masterplan SPD has been prepared to provide detailed design guidance and delivery strategy in this Transformation Area. For details, please visit: <https://www.lbbd.gov.uk/supplementary-planning-documents>
- Development must promote sustainable modes of transport including car lite and car free principles

Relevant Planning History

11/00573/FUL

Indicative Future Industrial Capacity

15,328 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

X

10+

Site Ref

E_029

Site Name

Thames Road Economic Use

Site Area

3.9ha

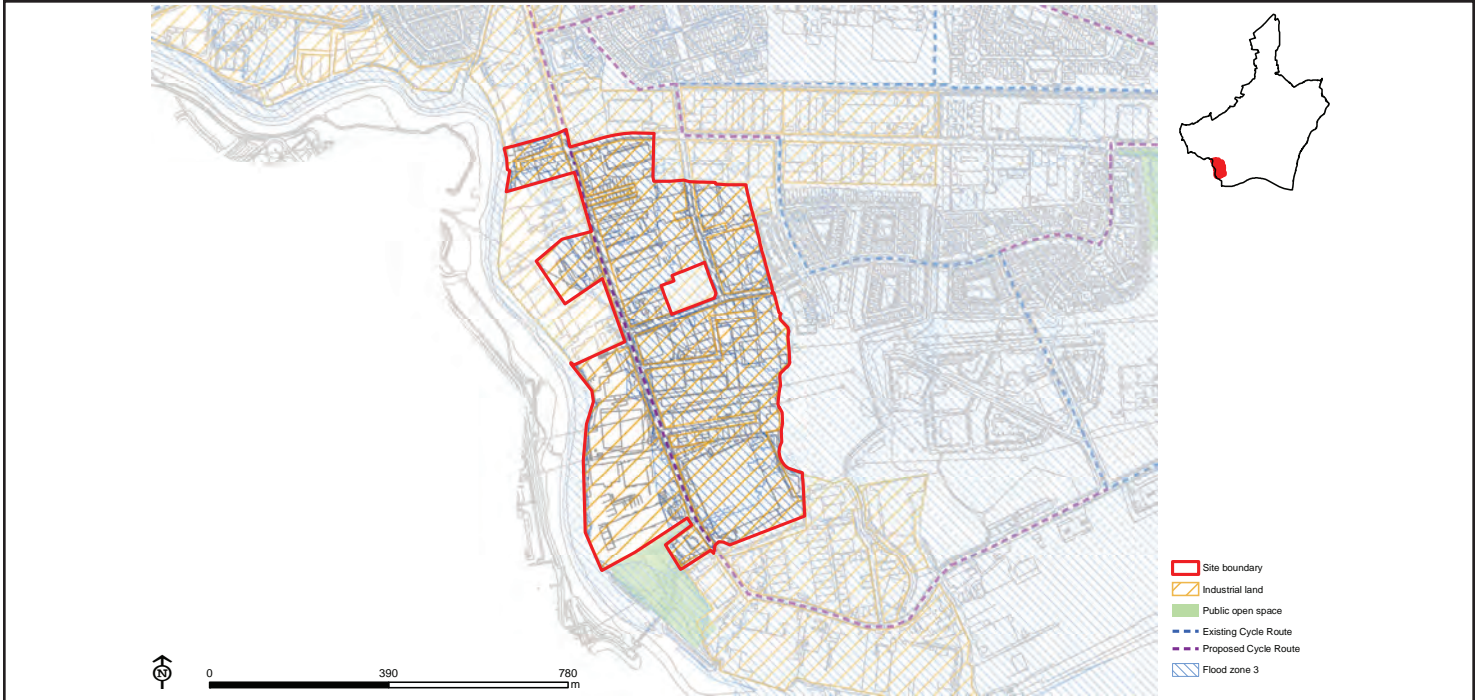
Ward

Thames

Ownership

Multiple landowners

Site Map



Existing Use

Commercial and industrial land

Proposed Use

- Potential to deliver up to circa 38,461 sq.m industrial floorspace and contribute positively to the Council's vision for River Road Employment Area

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL)
- A draft Masterplan SPD has been prepared to provide detailed design guidance and delivery strategy in this Transformation Area. For details, please visit: <https://www.lbbd.gov.uk/supplementary-planning-documents>
- Development must provide flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Development must promote sustainable modes of transport including car lite and car free principles

Relevant Planning History

N/A

Indicative Future Industrial Capacity

38,461 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

11+

X

Site Reference

E_038

Site Name

Here East and Film Studios

Site Area

13.9ha

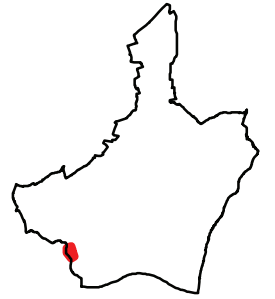
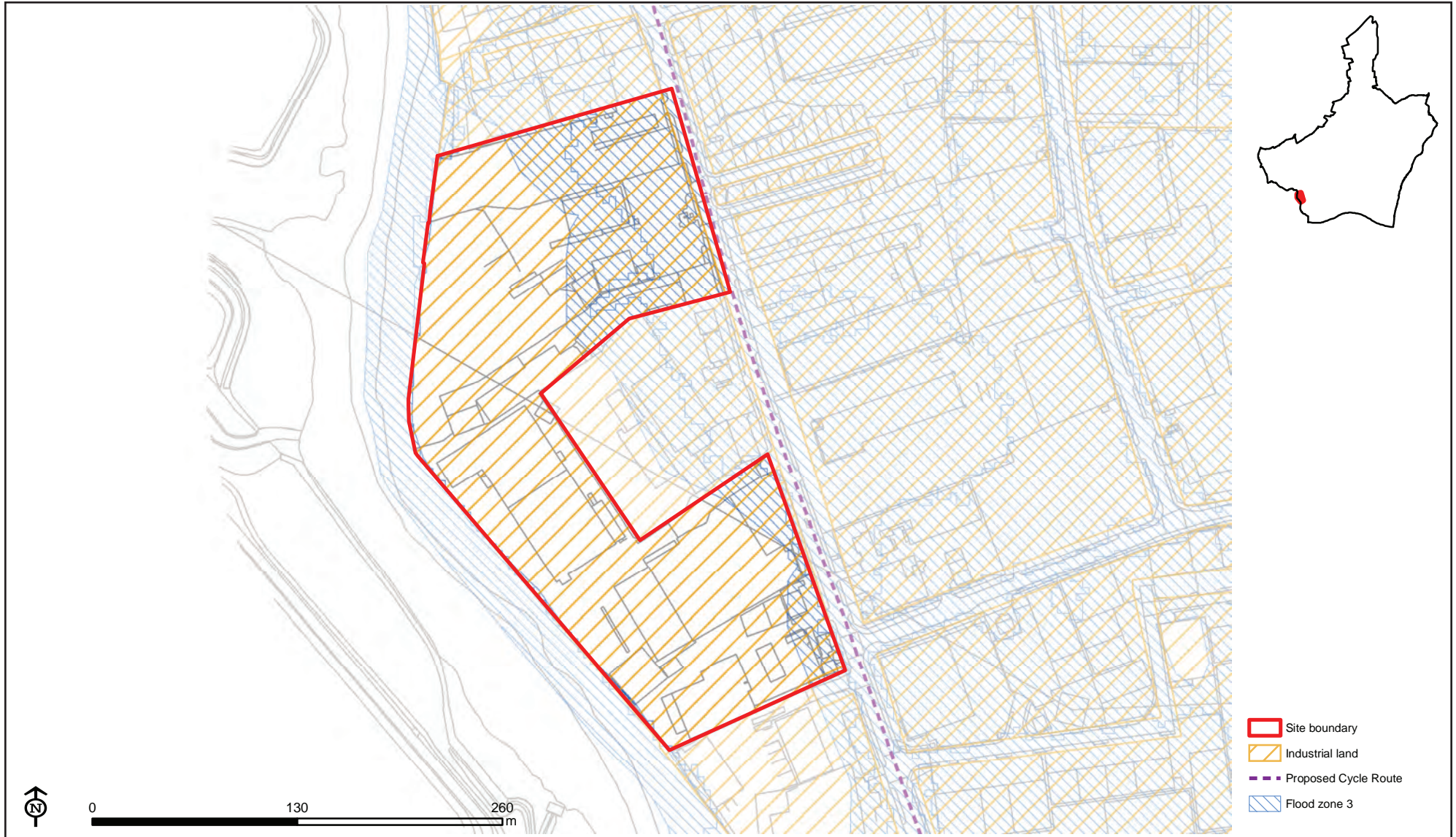
Ward

Eastbrook

Ownership

London Borough of Barking and Dagenham

Site Map



Locations & Existing Use

Mixed Use, including industrial, open land, offices and an event venue

Proposed Use(s)

- A comprehensive mixed-use development involving a film studios and related ancillary uses
- Potential to deliver up to circa 215,000 sq.m commercial uses and 100,000 sq.m industrial uses

Planning Considerations and Requirements

- The site is identified as Locally Significant Industrial Site (LSIS), protecting local business' needs, and supporting development that is in accordance with the Council's vision for the area in accordance with Local Plan policy DME1
- The site is adjacent to Green Belt and Sites of Importance for Nature Conservation (SINCs) - developments need to be in accordance with Local Plan policies DMNE1 and DMNE3

Relevant Planning History

- 20/00314/FUL

Indicative Future capacity

315,000 sq.m

Anticipated Delivery Timescale (Years)

0-5

X

5-10

X

11+

Site Ref

E_051

Site Name

Coopers Arms

Site Area

0.12ha

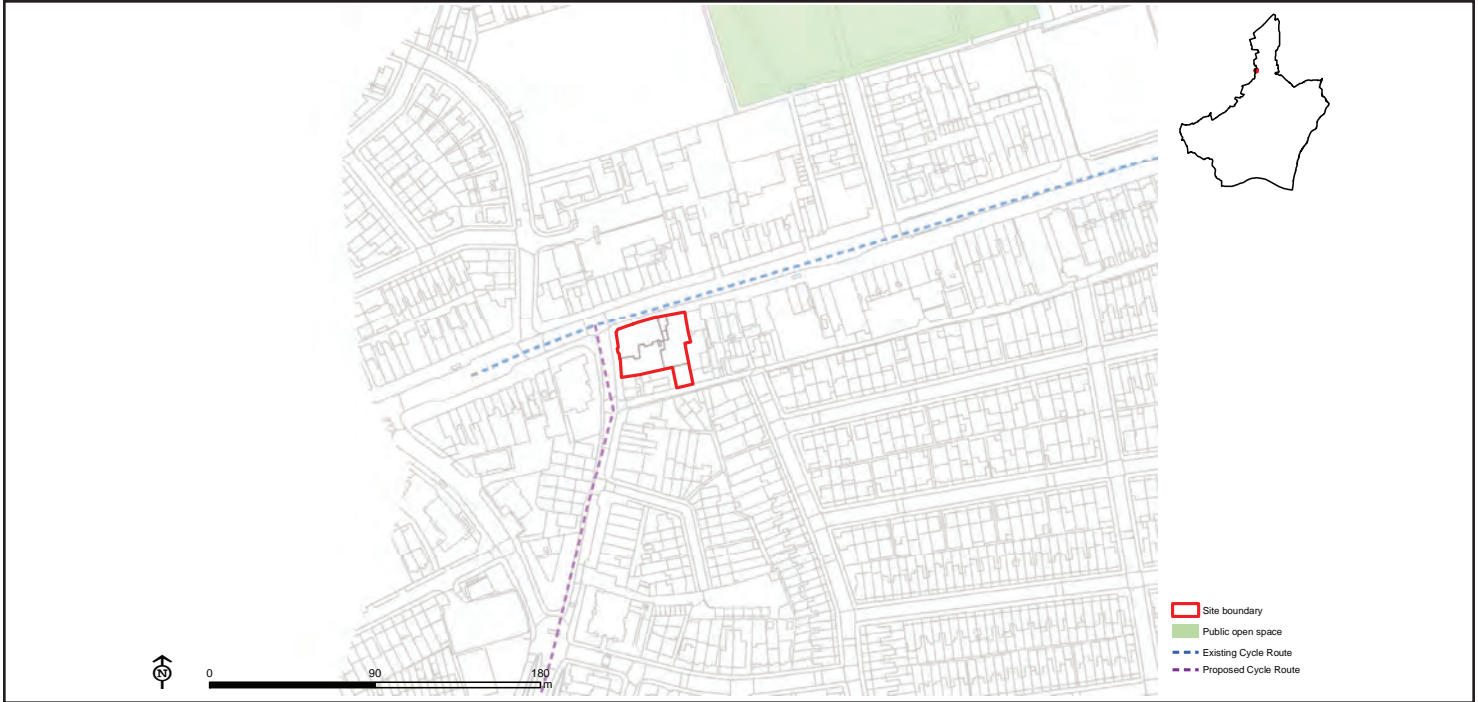
Ward

Whalebone

Ownership

Private

Site Map



Existing Use

Public House

Proposed Use

- Temporary Change of Use from Use Class A4 (Public House) and Ancillary Car Park to Use Class A1 (Retail) and Car Wash (Sui Generis)

Planning Considerations and Requirements

- The scheme has planning consent and is a relatively straight forward scheme that is expected to commence within two years
- Development proposals for change of use from Use Class A4 (Public House) must apply the Local Plan policy DMS3

Relevant Planning History

- 18/00813/FUL (withdrawn)
- 19/00501/FUL

Indicative Future Industrial/Commercial Capacity

697 sq.m

Indicative Minimum Capacity (Years)

0-5

X

5-10

11+

Site Ref

E_059

Site Name

Wantz Road

Site Area

14.9ha

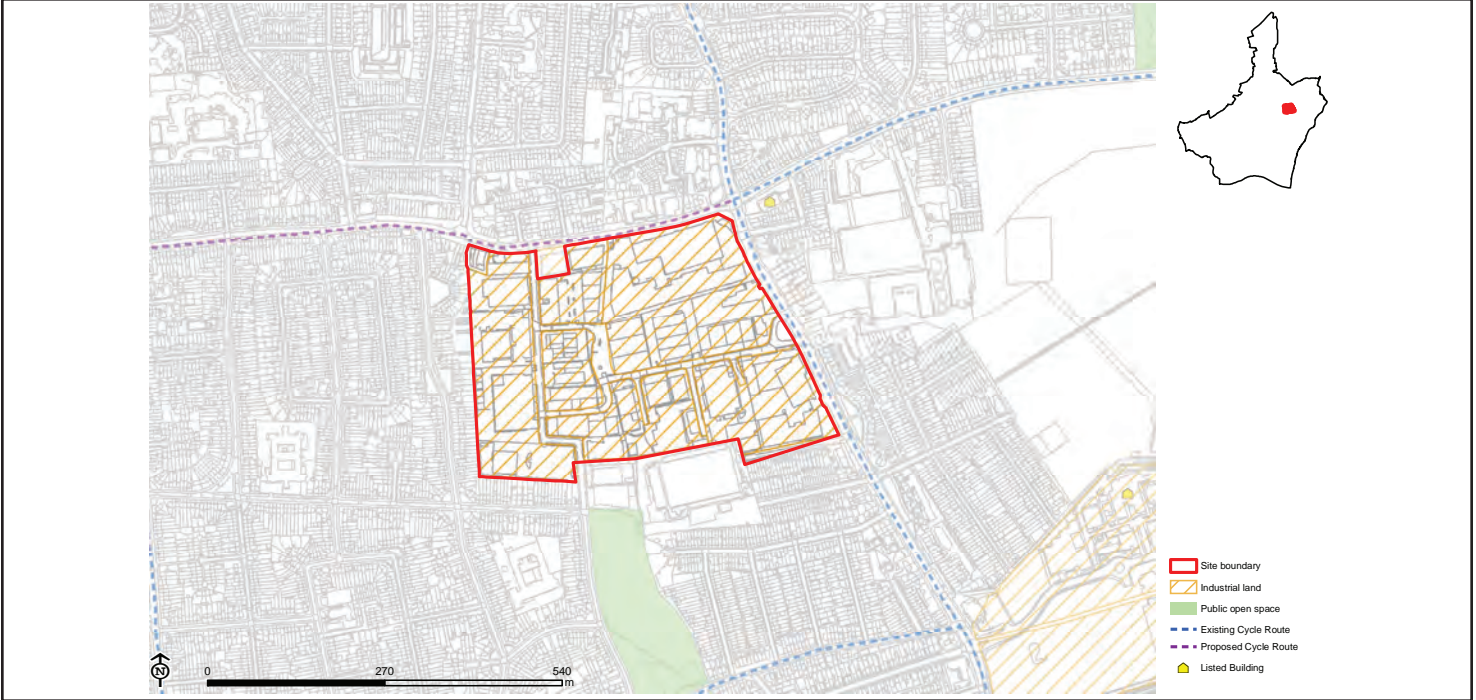
Ward

Eastbrook

Ownership

Multiple land ownerships

Site Map



Existing Use

Commercial and industrial, large warehouse and car park spaces

Proposed Use

Potential for accommodating up to circa 5,034 light industrial estate and trade counter activities, with opportunity for co-location of industrial and non-industrial land uses (including employment and residential uses) where appropriate. This could involve a mix of industrial and residential and/or other uses on the same site, either side-by-side or through vertical stacking.

Planning consideration and requirements

- The site is identified as Locally Significant Industrial Site (LSIS), protecting local business' needs, and supporting development that is in accordance with the Council's vision for the area in accordance with Local Plan policy DME1
- A strategic delivery framework maybe prepared to support the redevelopment of this Transformation Area
- Development must promote sustainable modes of transport including car lite and car free principles

Relevant Planning History

N/A

Indicative Future Employment Capacity

5,034 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

11+ X

Site Ref

E_088

Site Name

Unit A, Creek Road

Site Area

0.8ha

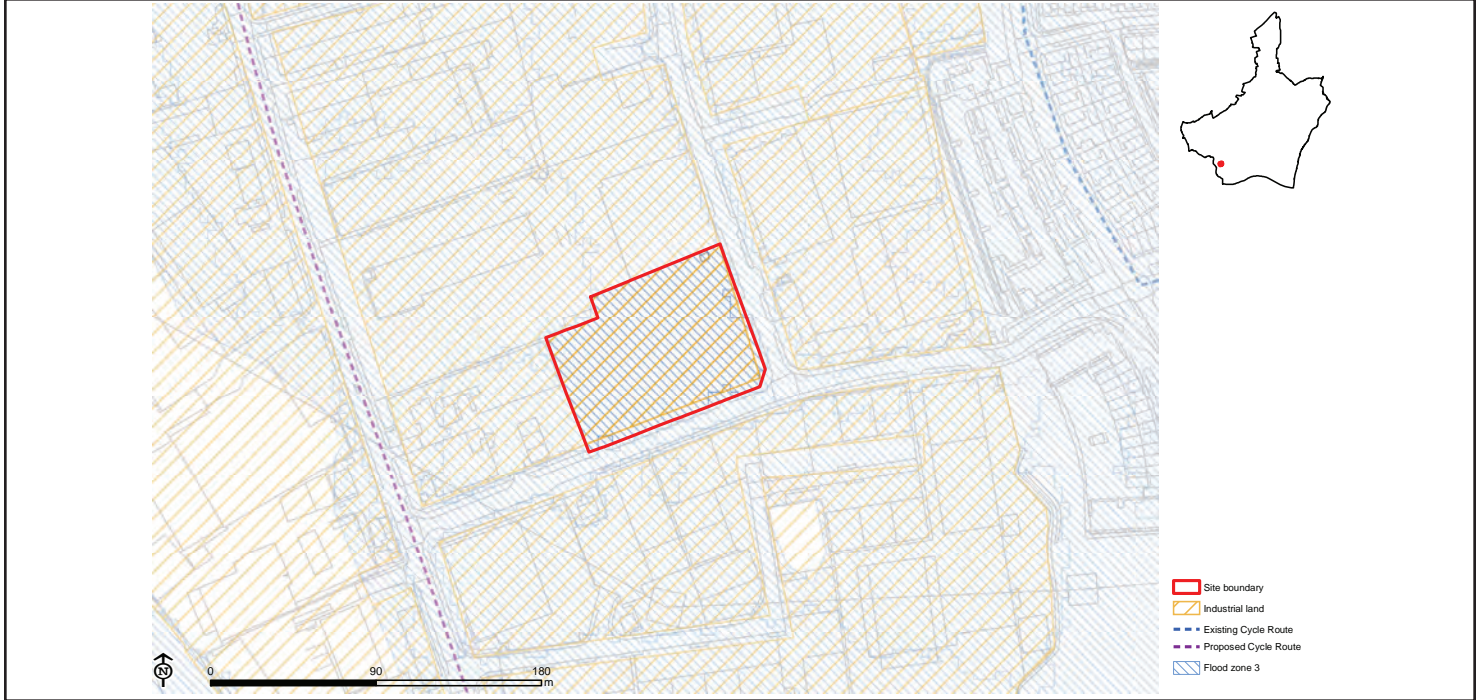
Ward

Thames

Ownership

London Borough of Barking and Dagenham

Site Map



Existing Use

Bus garage

Proposed Use

Potential to deliver an exemplary, multi-story industrial building comprising circa 11,362 sq.m of flexible industrial space, mixture of unit typologies and sies to cater for a varied and flexible industrial market and associated parking spaces and landscaping works

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- A draft Masterplan SPD has been prepared to provide detailed design guidance and delivery strategy in this Transformation Area. For details, please visit: <https://www.lbbd.gov.uk/supplementary-planning-documents>
- Development must provide flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Development must promote sustainable modes of transport including car lite and car free principles.

Relevant Planning History

20/02298/FULL

Indicative Future Employment Capacity

11,362 sq.m

Indicative Minimum Capacity (Years)

0-5

X

5-10

11+

Site Ref

E_090

Site Name

Alfreds Way Industrial Estate

Site Area

0.64ha

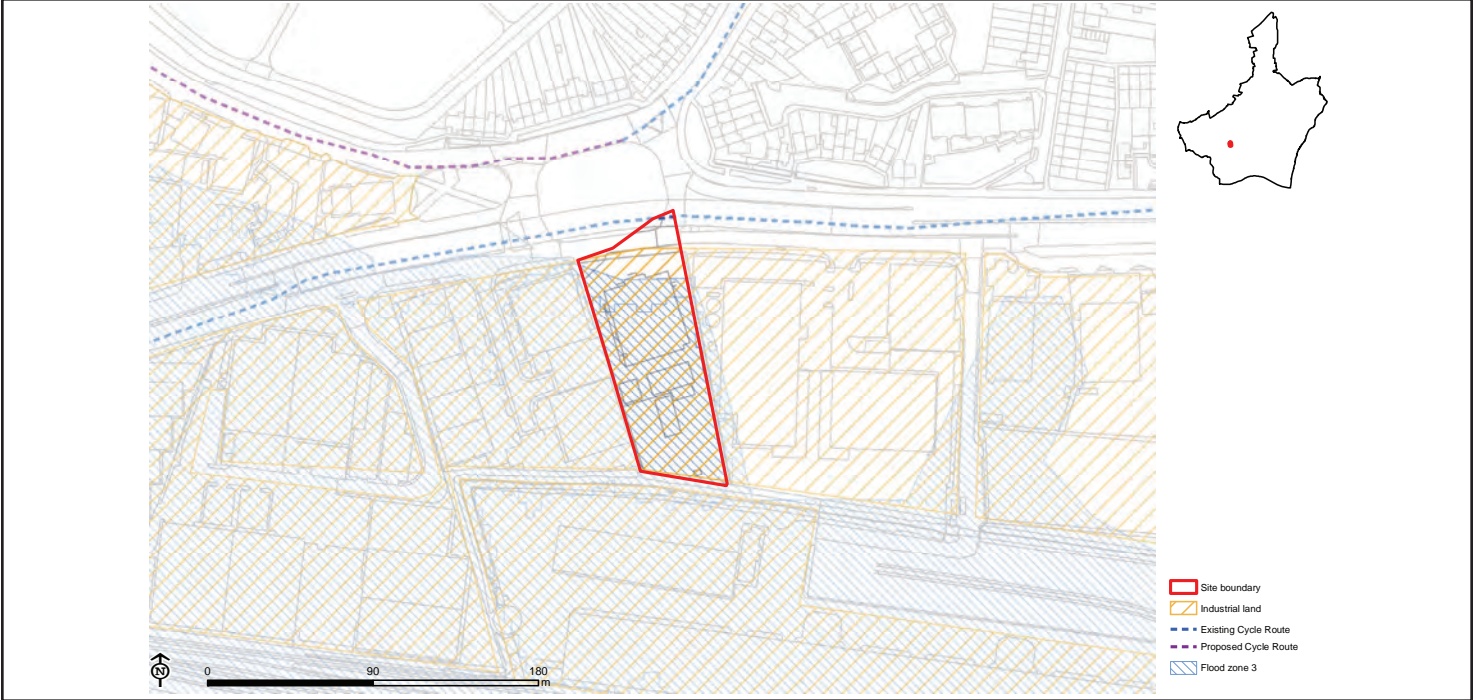
Ward

Thames

Ownership

Private

Site Map



Existing Use

Vacant former industrial land

Proposed Use

Redevelopment of the site to provide 8 commercial units with associated parking and landscaping

Planning Considerations and Requirements

- The site is identified as Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- Development must provide flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6

Relevant Planning History

19/00679/FUL

Indicative Future Industrial Capacity

3,213 sq.m

Indicative Minimum Capacity (Years)

0-5

X

5-10

11+

Special Educational Needs Schools Allocation

Site Ref

RA

Site Name

Pondfield Special Educational Needs School

Site Area

0.8ha

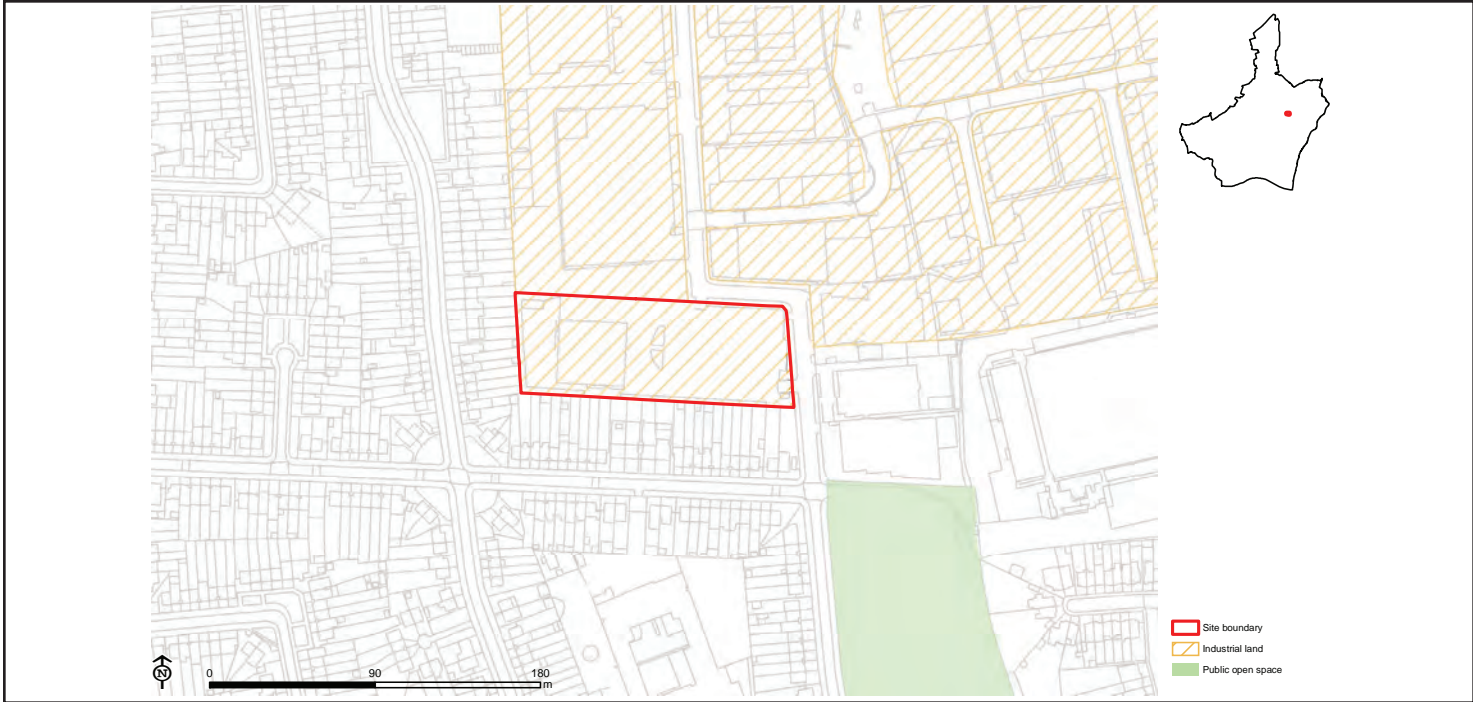
Ward

Alibon

Ownership

Private

Site Map



Existing Use

Warehouse building and car park

Proposed Use

A Special Educational Needs school to support the growing population of the area of the area

Planning Considerations and Requirements

- The site is located within identified Locally Significant Industrial Location (LSIS)
The site is not large enough for entire school

Relevant Planning History

N/A

Indicative Future Floorspace Capacity (sq.m)

N/A

Indicative Minimum Capacity (Years)

0-5		5-10	X	11+	
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Site Ref

ED1

Site Name

Polar Ford Special Educational Needs School

Site Area

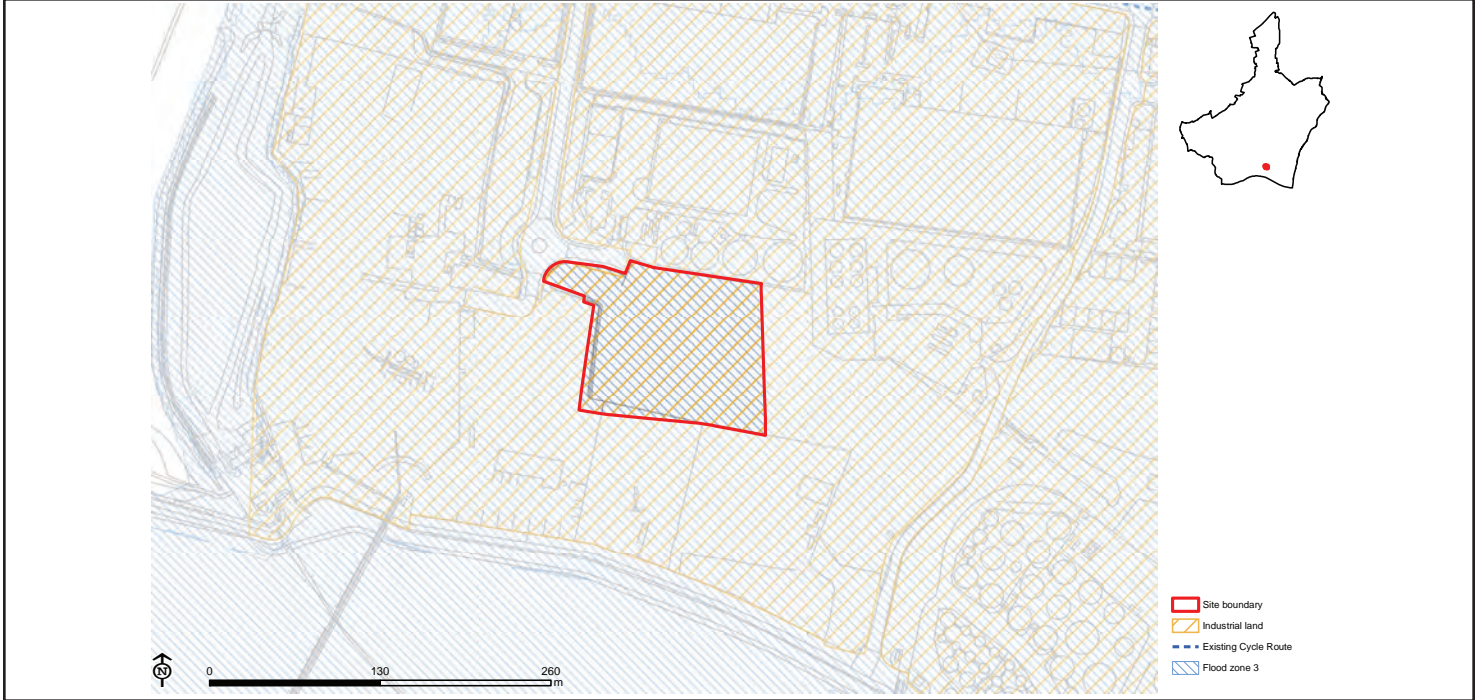
0.8ha

Ward

River

Ownership

Private

Site Map**Existing Use**

Garage and car sales

Proposed Use

A Special Educational Needs school to support the growing population of the area of the area

Planning Considerations and Requirements

- The site is located within identified Strategic Industrial Land (SIL), providing strategic protection and intensification for warehousing and logistics uses, which often require larger spaces in accordance with Local Plan policy DME1
- A strategic delivery framework may be prepared to support the redevelopment of this sub-area
- The site is also identified in the Joint Waste Plan - comply to Local Plan policy DMSI8 and DMSI9
- Development should provide flood mitigation and adaptation measures to comply with the Local Plan policy DMNE4 and DMSI 6
- Tall buildings maybe appropriate in this location to allow multi-level industrial buildings (see Local Plan policy DMD2), subject to other planning considerations; the scale and massing of development should contribute to the the sub area vision and respond positively to its existing and emerging context

Relevant Planning History

N/A

Indicative Future Floorspace Capacity (sq.m)

N/A

Indicative Minimum Capacity (Years)

0-5

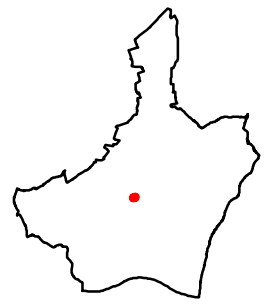
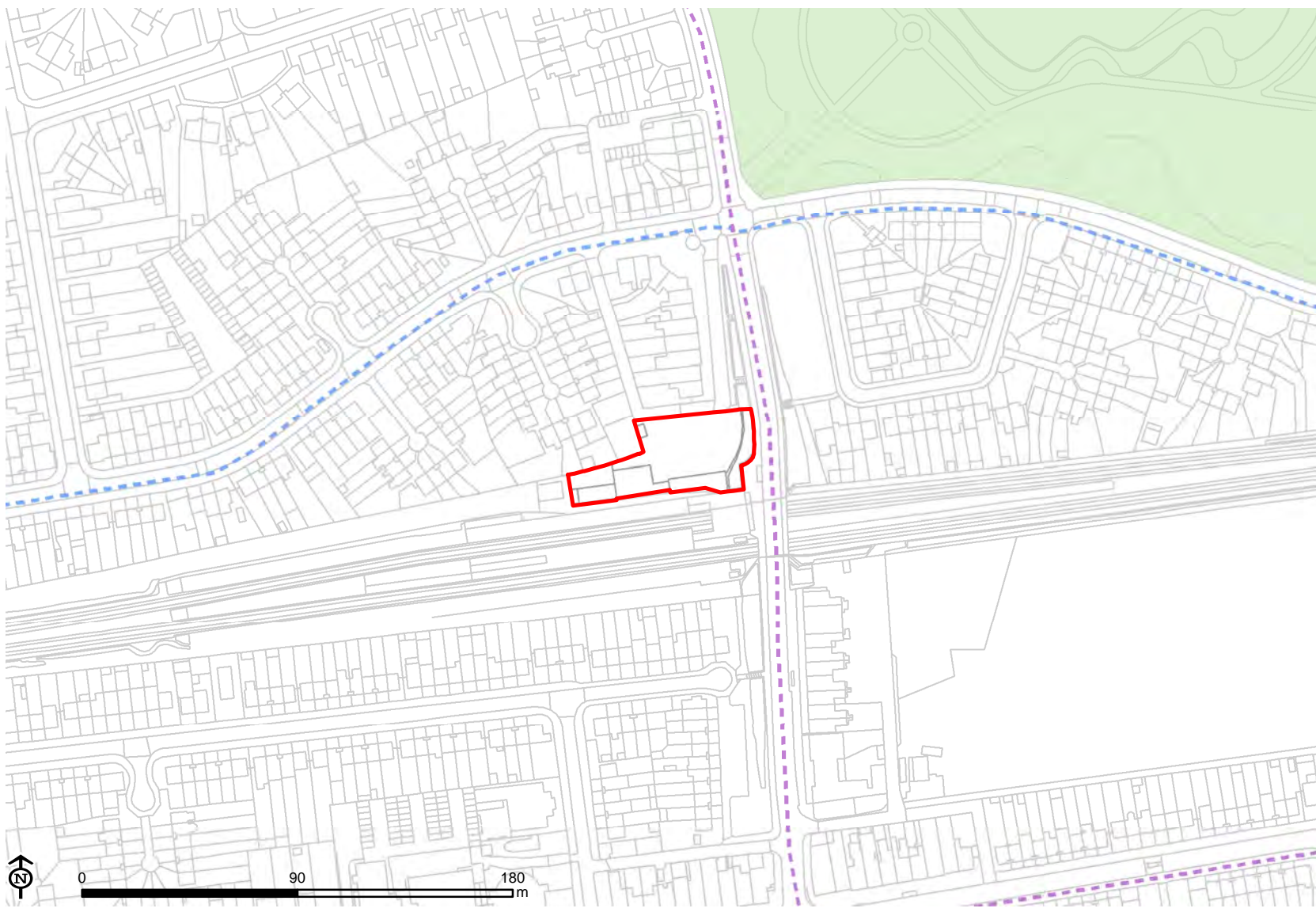
5-10

X

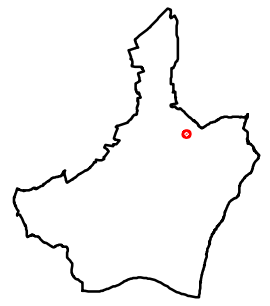
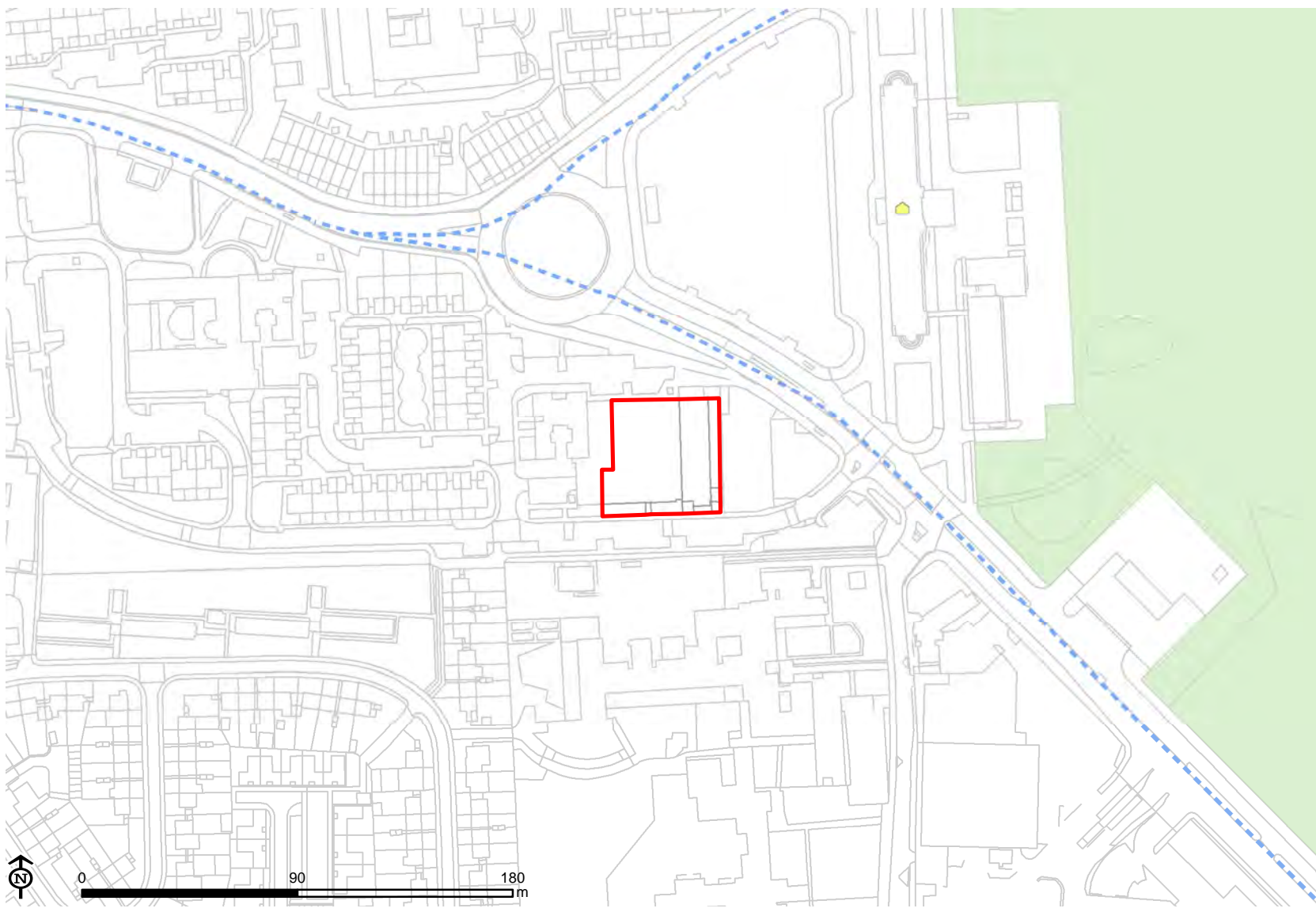
11+





X

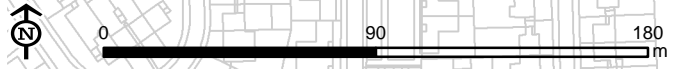
Small Housing Sites Allocation

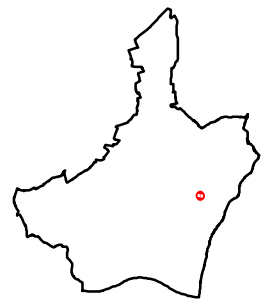
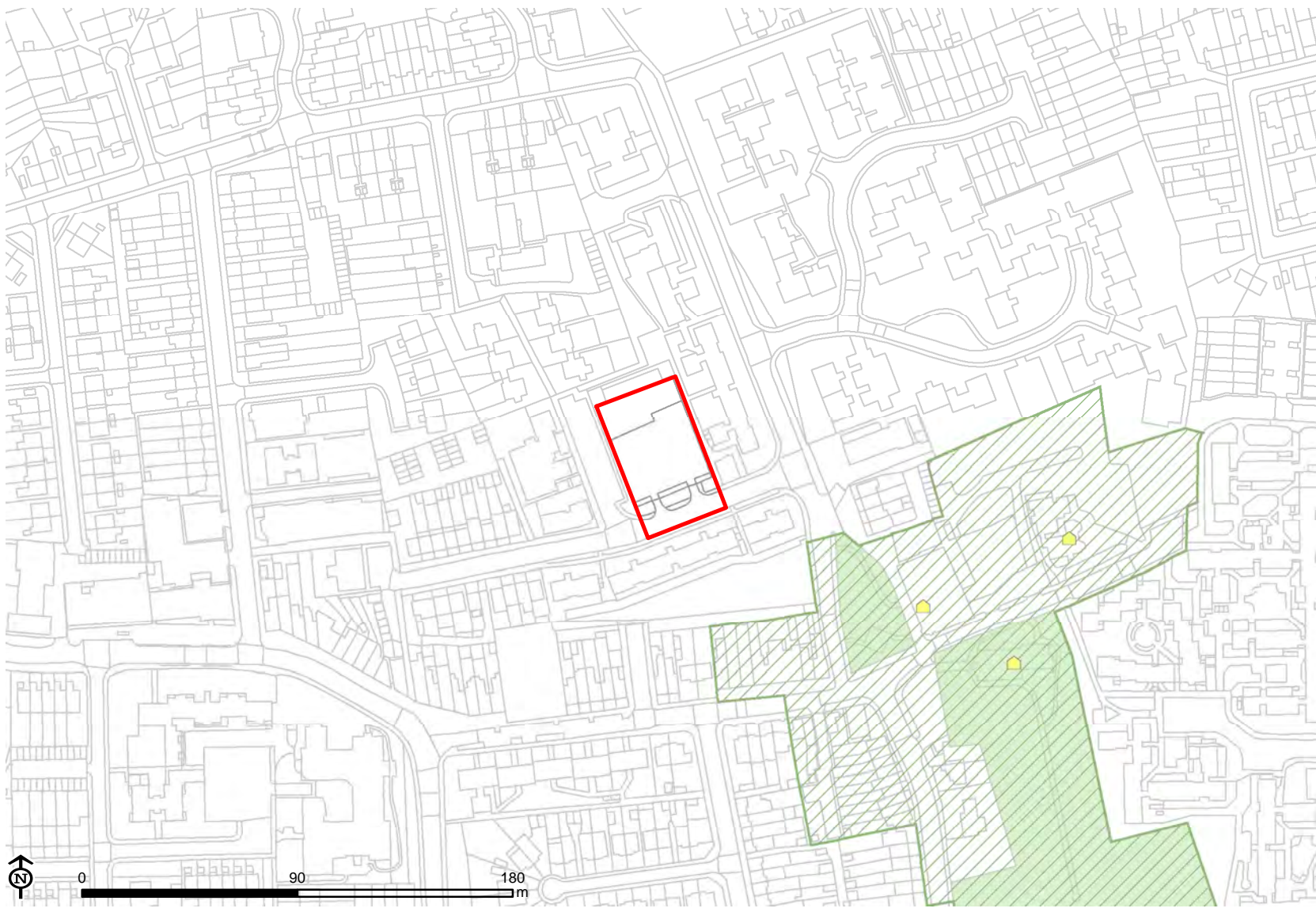






-  Site boundary
-  Public open space
-  Existing Cycle Route
-  Proposed Cycle Route

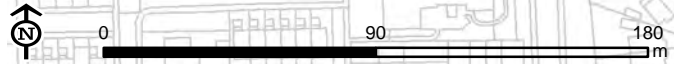


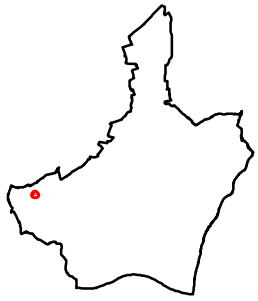
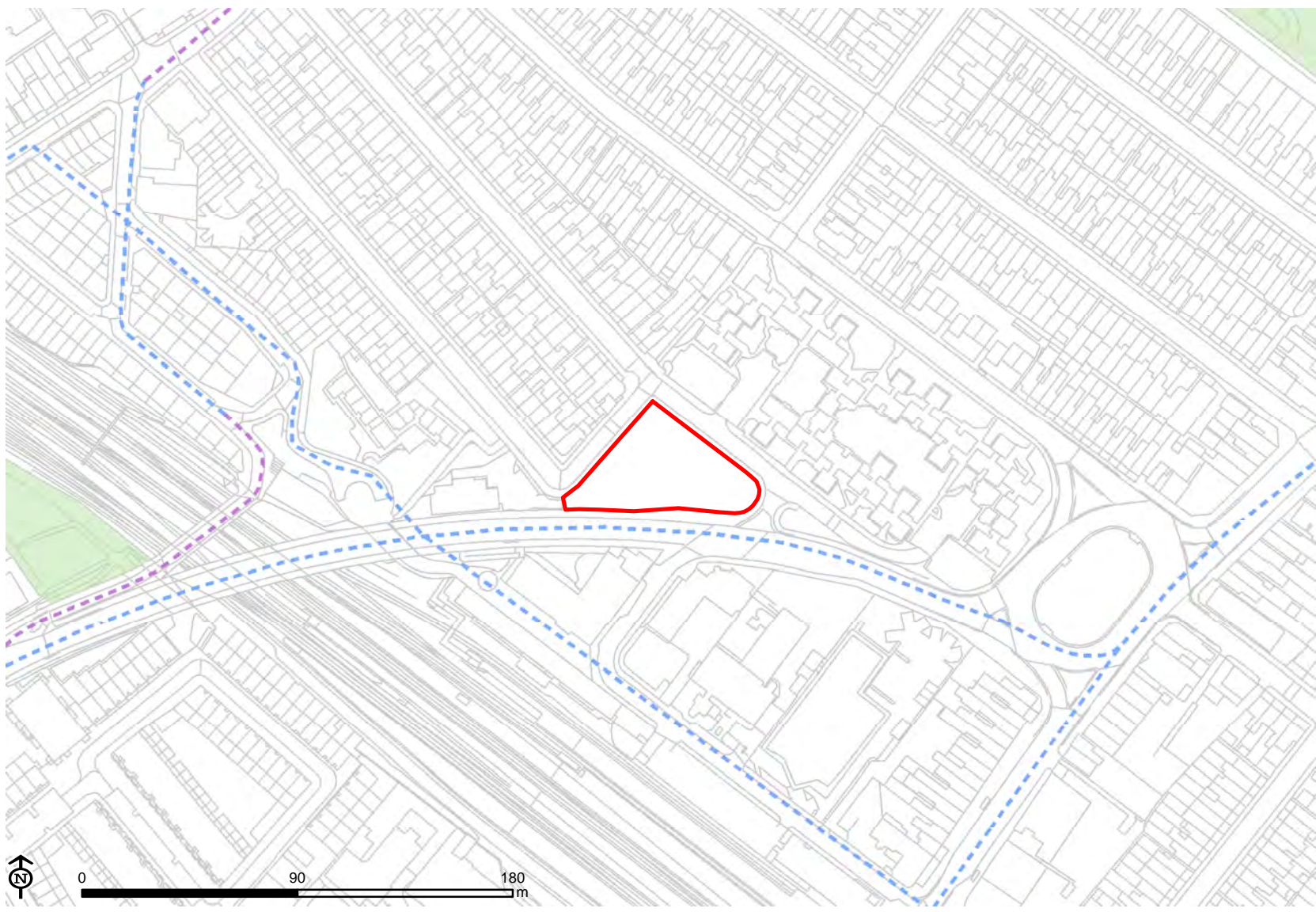
-  Site boundary
-  Public open space
-  Existing Cycle Route
-  Listed Building







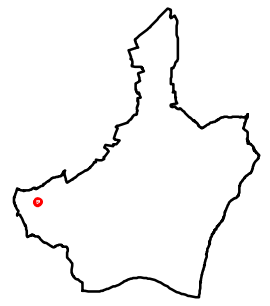
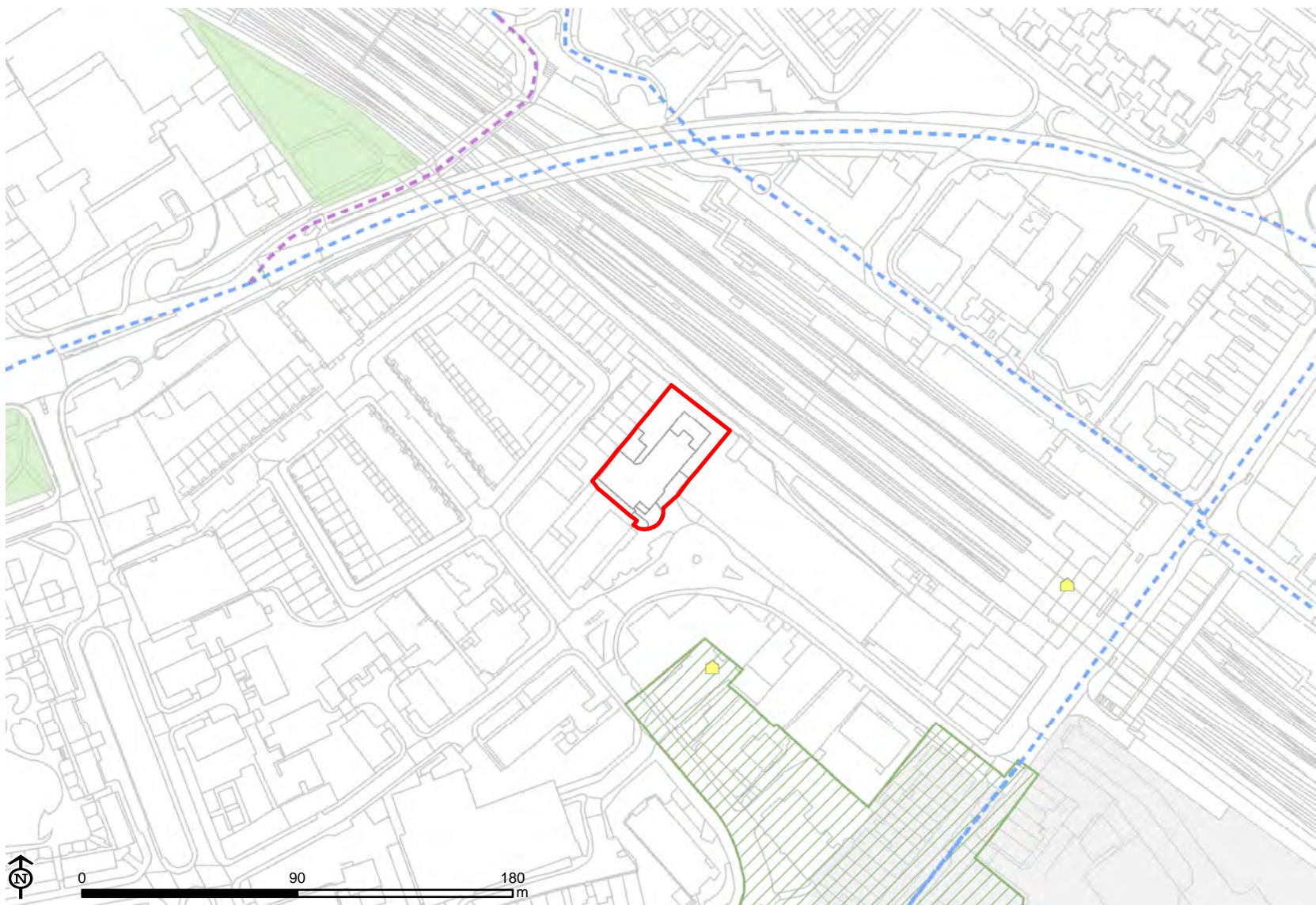









-  Site boundary
-  Public open space
-  Listed Building
-  Conservation Area

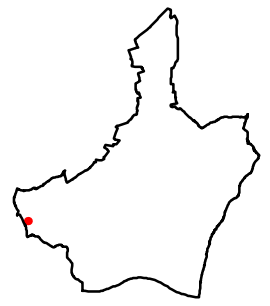
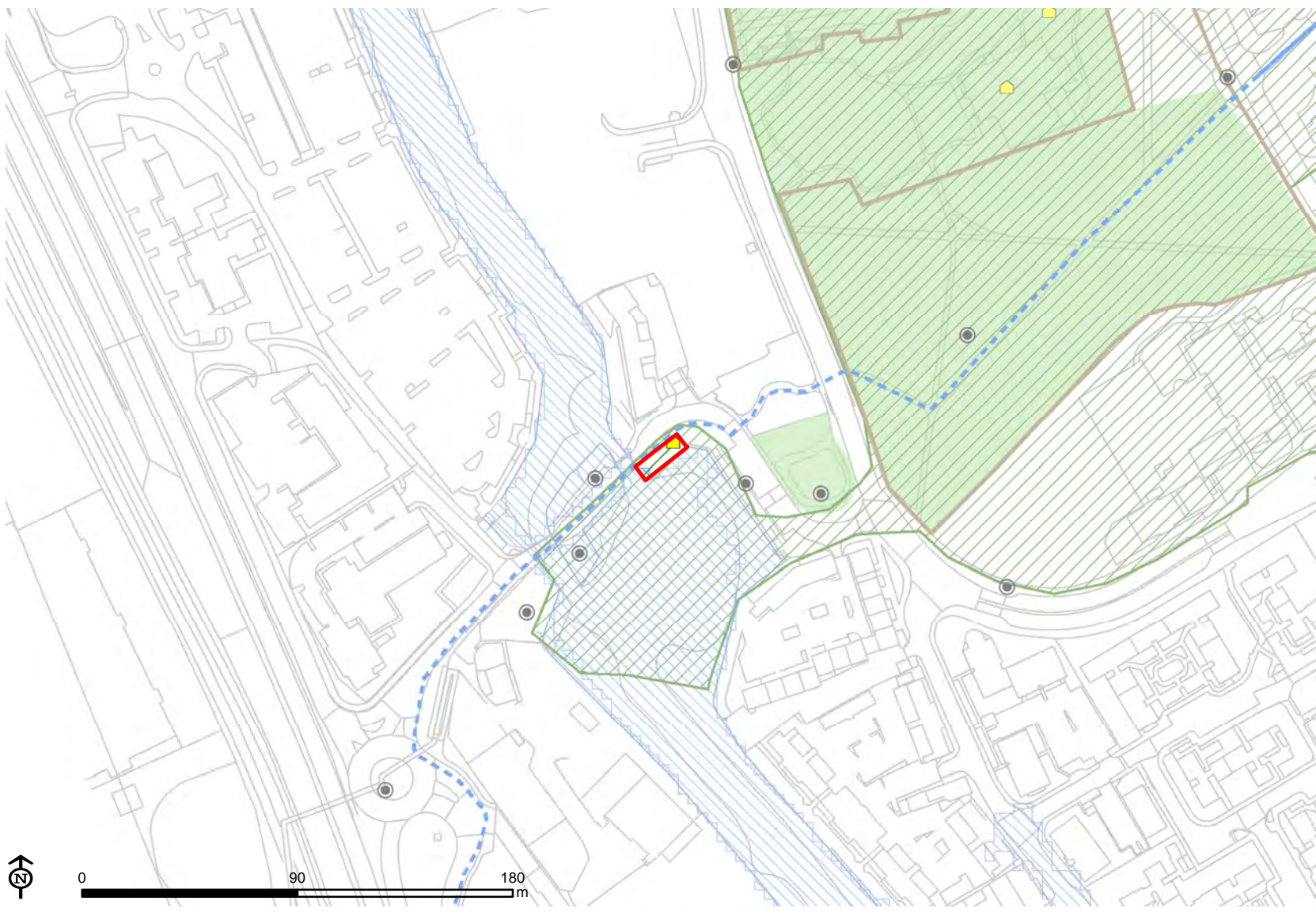




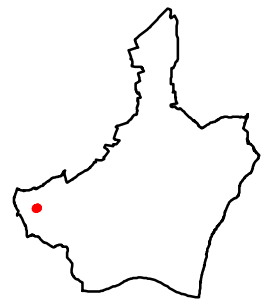
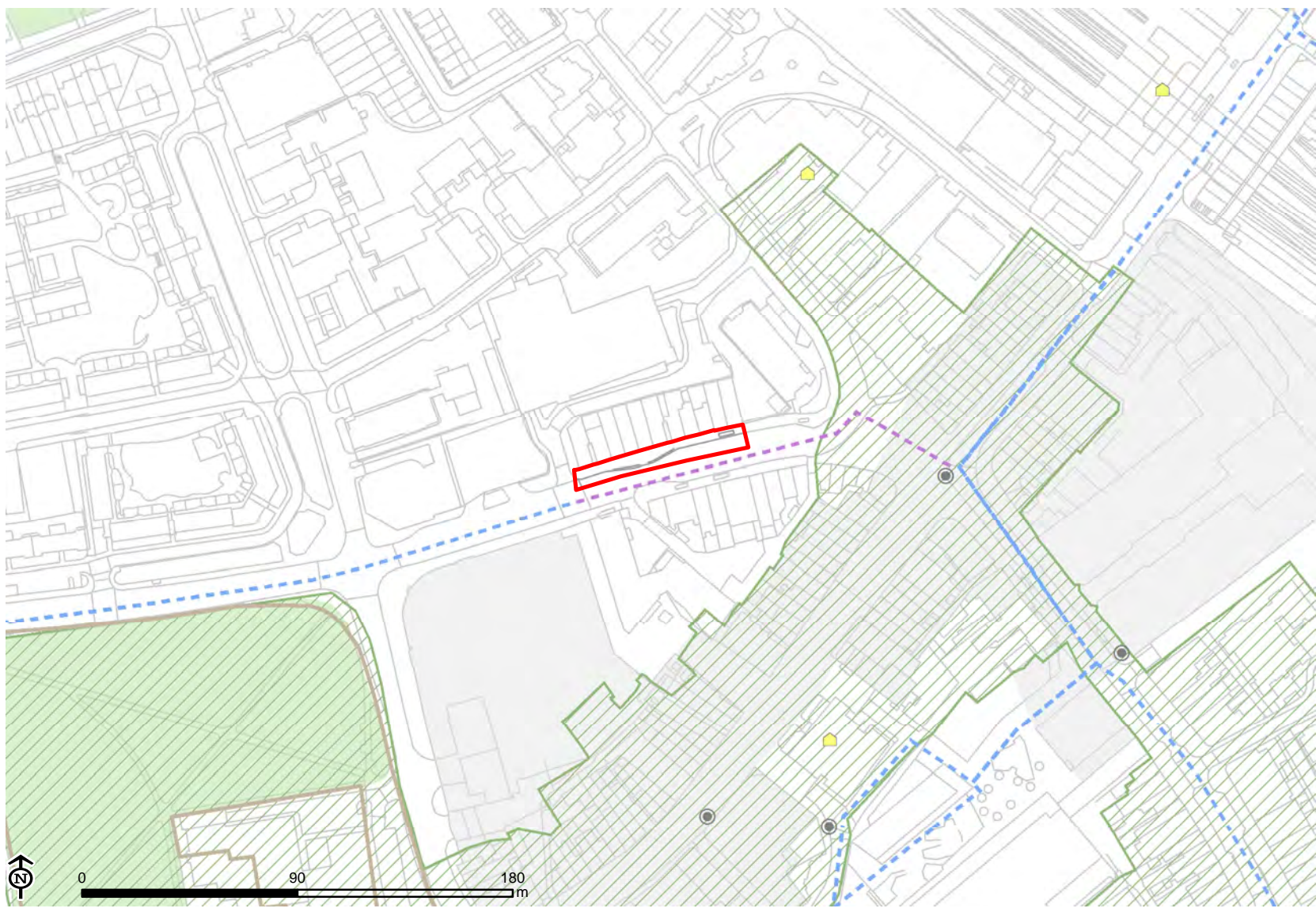
-  Site boundary
-  Public open space
-  Existing Cycle Route
-  Proposed Cycle Route












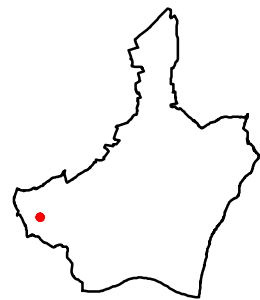
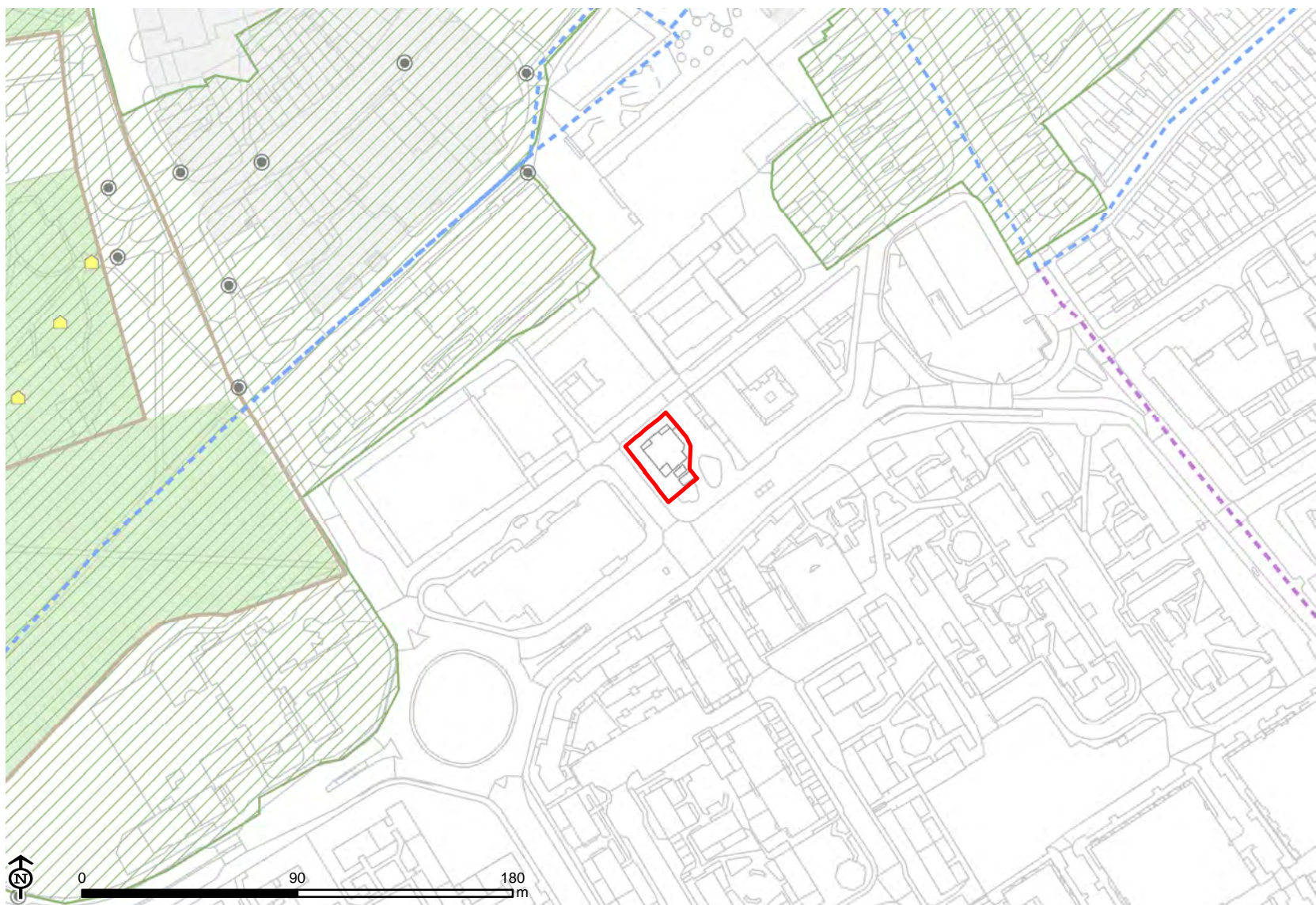
-  Site boundary
-  Town centre
-  Public open space
-  Existing Cycle Route
-  Proposed Cycle Route
-  Listed Building
-  Conservation Area












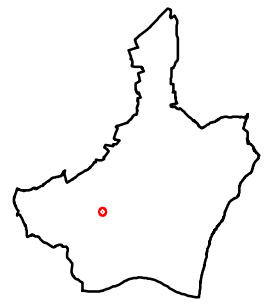
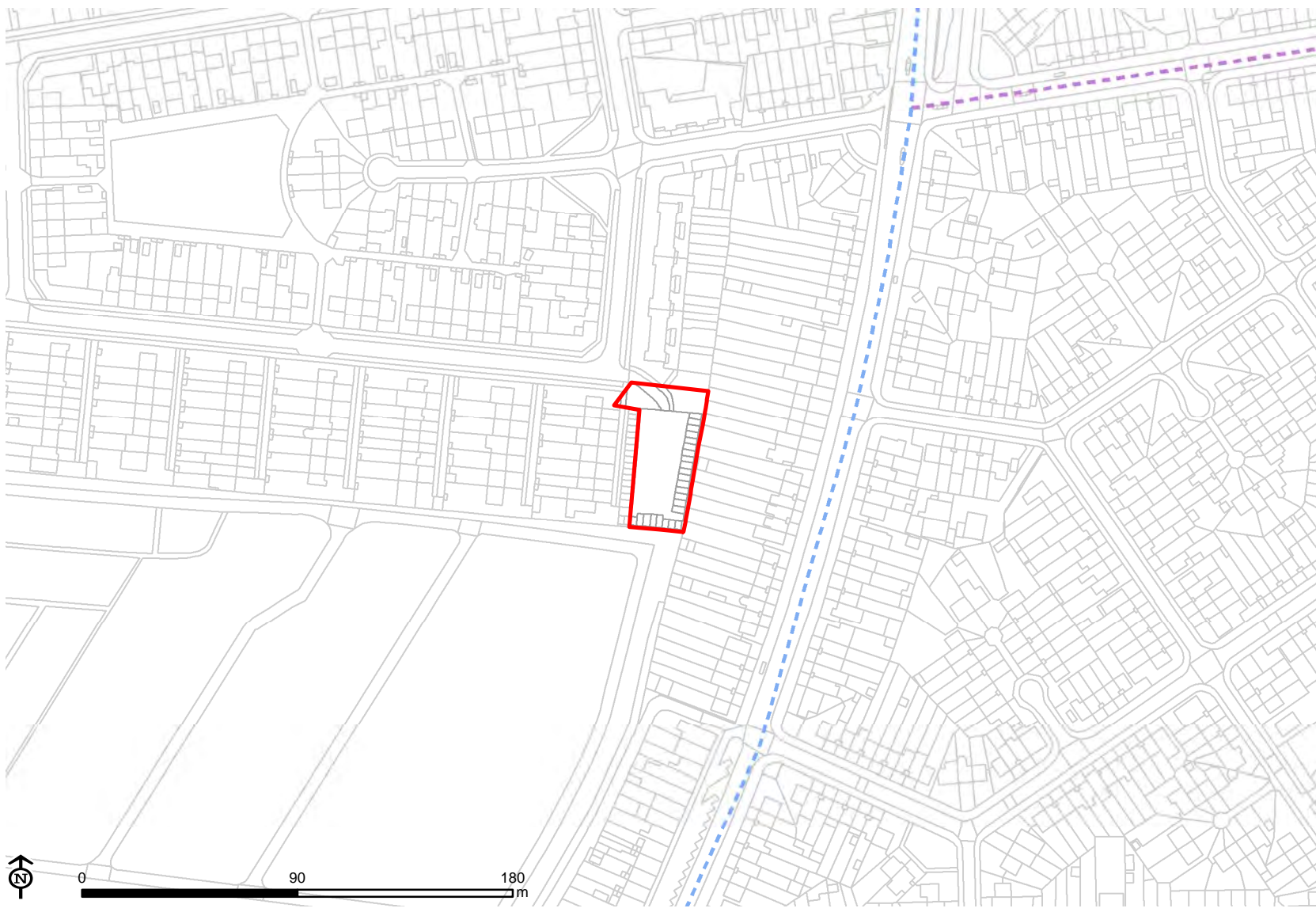
- Site boundary
- Public open space
- Existing Cycle Route
- Local Views
- Listed Building
- Scheduled Monument
- Conservation Area
- Flood zone 3






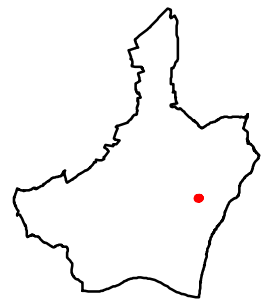
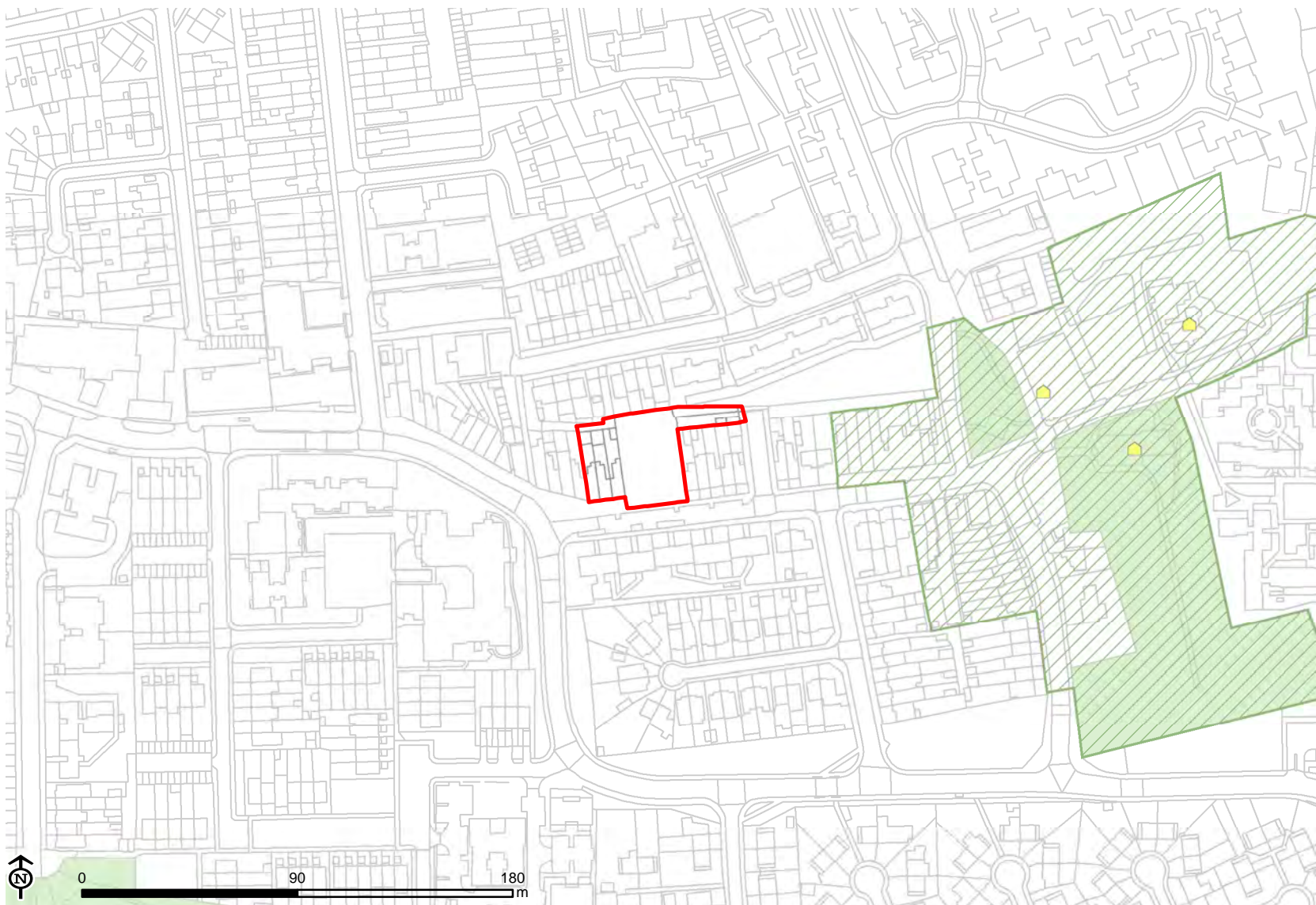
-  Site boundary
-  Town centre
-  Public open space
-  Existing Cycle Route
-  Proposed Cycle Route
-  Local Views
-  Listed Building
-  Scheduled Monument
-  Conservation Area







-  Site boundary
-  Town centre
-  Public open space
-  Existing Cycle Route
-  Proposed Cycle Route
-  Local Views
-  Listed Building
-  Scheduled Monument
-  Conservation Area



-  Site boundary
-  Existing Cycle Route
-  Proposed Cycle Route



-  Site boundary
-  Public open space
-  Listed Building
-  Conservation Area