Viability of Strategic Sites in the Local Plan

December 2013

SSA SM1: Barking Riverside

04/01230/OUT - Has planning consent for 10,800 homes plus associated community facilities. Developer has requested a review of the S106.

SSA SM2: South Dagenham West and Dagenham Leisure Park

Has planning consent for parts of the site as follows:

11/00399/OUT - Outline planning application for the erection of 38,090 sq.m of commercial floorspace (Use Class B1, B2 and B8) together with a new access road south of Merrielands Crescent (Orion Park) and vehicular and pedestrian accesses, car and cycle parking together with associated landscaping. | Land To South Of Merrielands Retail Park West Of Chequers Lane Dagenham Essex – Development is underway.

11/00707/FUL - Erection of four storey hotel and part single/part two storey public house/restaurant with associated access, car parking and landscaping. | Chequers Corner Chequers Lane Dagenham Essex – development is complete.

SSA SM3: Barking Rugby Club and Goresbrook Leisure Centre

Barking Rugby Club has planning consent coming in for leisure use. Dog patrol centre is proposed to be developed as a Local Housing Company scheme. Goresbrook Leisure Centre is likely to become a free school.

SSA SM4: South Dagenham East (Beam Park)

Proposal for a 2,000 person prison being discussed.

SSA SM5: Sanofi Aventis Site 2

11/01044/OUT - Has outline planning consent for a mixed use redevelopment comprising erection of up to 30,000m2 of buildings (Use classes B1(c), B2, B8, D1), retention and re-use of 41,637m2 of buildings (Use classes B1, B2, B8, D1) including up to 3,500m2 healthcare building (Use class D1), erection of 9,816m2 training centre (Use class D1), 9,276m2 supermarket including petrol station, 80 bed hotel and restaurant (Use class C1) and 2 floodlit synthetic turf football pitches with associated landscaping and parking.

SSA SM6: University of East London

06/01284/OUT - Has outline planning consent for retention of the main building and conversion to 106 residential units, demolition of all remaining buildings and construction of
936 houses and flats (between 2 and 10 storeys in height), together with the creation of a new access at Lodge Avenue, associated landscaping and car parking and the erection of a primary school. Phases 1a, 2a and 3a are complete.

SSA SM7: Robin Hood Public House

06/00275/FUL - Development is complete – comprises a three storey mixed use development comprising of a Lidl food store, 12 two bedroom flats and 14 one bedroom flats with associated landscaping and parking.

SSA SM8: Lymington Fields

07/01289/OUT - Has outline planning consent for phases 1a and 1b, including 12.9 hectares of residential development comprising 602 one to five bedroom dwellings together with the provision of land for new school, health facility and new access to Whalebone Lane South. Phase 1a works are complete. Phase 1b planning application was submitted in September 2013.

SSA SM9: Beacontree Heath – Seabrook Hall

Leisure Centre development comprising swimming pools, 4 court sports hall, gymnasium, dance studios, multi use community room, children’s play area and cafe with associated staff, change and plant areas, external landscaping and car parking is complete.

SSA SM10: Beacontree Heath – Wider Site

13/00628/FUL – Planning consent was granted for an extension to Morrison’s supermarket in November 2013. This consists of a ground floor extension to the existing foodstore (1,945 sqm gross external floorspace) and a first floor extension to provide improved staff facilities (424 sqm gross external floorspace); elevational alterations to the existing foodstore; the reconfiguration of car parking to create a shared car park with the adjacent leisure centre; junction improvement works; together with associated site works and landscaping.

SSA SM11: Hedgecock Centre

12/00178/OUT - Has planning consent for redevelopment of site to provide 27 three/four storey town houses with associated parking and community centre (250m2).

SSA SM12: Upney Lane Centre

11/00476/FUL - Has planning consent for demolition of existing medical centre and erection of 2 and 3 storey buildings comprising 4 one-bedroom flats, 8 two-bedroom flats, 3 two-bedroom houses, 8 three-bedroom houses, 2 three bedroom flats and 1 four-bedroom house with associated landscaping and parking.

SSA SM13: Thames View Regeneration Sites
The following planning consents have been granted:

- Redevelopment of site to provide 276 affordable residential units involving a mix of houses and flats in buildings of three and four storeys comprising 70 one bedroom units, 35 two bedroom units, 124 three bedroom units and 47 four bedroom units together with 246 on-street and courtyard car parking spaces, related highways works, including the creation of a new southern extension to Crouch Avenue and a new junction with Bastable Avenue, landscape and play areas, ancillary services and utilities, revisions to the bus stand/turning area and the formation of a new public square. | Land Adjoining Bastable Avenue And Renwick Road Barking Essex

- Redevelopment of vacant garage site by the erection of 8 two, three and four bedroom houses | Alderman Avenue Garages R/ O 11 - 27 Alderman Avenue Barking Essex

- Redevelopment of vacant garage site by the erection of 2 four bedroom, 1 three bedroom and 3 two bedroom houses. | Garage Site Rear Of 39 - 51 Charlton Crescent Barking Essex

- Redevelopment of vacant garage site by the erection of 4 four bedroom houses | Garage Site Rear Of 7 - 17 Charlton Crescent Barking Essex

- Redevelopment of vacant garage site by the erection of 6 two, three and four bedroom houses | Roycraft Avenue Garages Roycraft Avenue Barking Essex

- Redevelopment of site by the erection of 7 four bedroom houses. | Curzon Crescent Garages Curzon Crescent Barking Essex

**SSA SM14: Mark’s Gate Regeneration Sites**

Planning consent have been granted for 3 out of the 6 proposed sites.

Site 1: St. Mark’s Church And Vicarage, And Pasture Land To Rear, Rose Lane. Demolition existing church/vicarage, erection part 3/4/5 storey building comprising replacement church/community centre, 19 one bedroom and 31 two bedroom flats, 9 three bedroom terraced houses, parking (part undercroft) and amenity space.

Site 2: Roles Grove Garage Court To Rear Of Rose Lane Shops And Opposite 23 - 31 Roles Grove. Demolition existing garages, erection 9 four bedroom terraced houses and four bedroom replacement vicarage and associated parking spaces.

Site 3: Former Public Convenience Site Junction Roles Grove/Rose Lane. Erection 4 storey block comprising 4 one bedroom and 15 two bedroom flats and associated parking and amenity space.

**SSA SM15: Goresbrook Village**
12/00854/FUL - Has planning consent for demolition of Goresbrook Village residential blocks and concierge buildings, site clearance and redevelopment of site to provide 108 houses and 41 flats, in 2 blocks of 4 storeys, 140 square metres of retail space, new linear park and general landscaping, car parking and associated works.

BTC SSA1: London Road/North Street

11/00954/FUL - Has planning consent for demolition of existing site and erection of 10 storey building consisting of superstore with cafe, 6 retail units (use class orders A1, A2, A3 and B1), 54 one-bedroom flats, 36 two-bedroom flats and 10 three-bedroom flats with associated playscape, access, servicing and parking. Development is underway - estimated completion Summer 2015.

BTC SSA2: Fresh Wharf Estate

08/01325/OUT | Outline planning application for Class A1 (Shops) and/or Class A2 (Financial and Professional Services) and/or Class A3 (Restaurants and Cafes) and/or Class A4 (Drinking Establishments) and/or Class A5 (Hot Food Take-aways) (up to 1,987 sqm); Class C3 (Dwellings) up to 950 dwellings (up to 88,606 sqm); and Class D1 (Non-residential Institution) (up to 1,616 sqm); all in buildings ranging in height between 6 and 22 storeys; erection of a 4 metre high landscaped acoustic bund 'Green Screen'; provision of up to 418 residential car parking spaces and 16 visitor and car club car parking spaces; provision of up to 113 motorcycle parking spaces and associated bicycle parking spaces; open space and landscaping including riverside walk; highways and transport works; works to river wall; demolition; engineering operations; moorings; together with all associated and ancillary works.

BTC SSA3: Barking Station

Proposed: improved transport interchange; shops, restaurant, cafes; office and other commercial uses including leisure; hotel; and new homes.

BTC SSA4: King William Street Quarter

Development is complete – Barking Enterprise Centre, 201 affordable residential units located within a 10-storey building, two 6 storey mansion blocks, two 3 storey mews house blocks and two 2 storey mews house blocks. The development comprises 76 one-bedroom, 6 two-bedroom, 96 three-bedroom and 23 four-bedroom units together with 62 on-street car parking spaces, public and private landscaping areas, provision of 'home-zones' and ancillary development for services and utilities.

BTC SSA5: Axe street/Abbey Sports Centre

Abbey Sports Centre site – An evaluation report has been produced, a planning brief has been drafted, and the site will be marketed in early 2014 for a commercial/leisure led use.
12/00320/REG3 - Captain Cook/Axe Street Site - has planning consent for erection of two storey sports centre comprising 25m community swimming pool, 17.5m learning pool, kidsplay/cafe, spa/health and beauty suite, gymnasium, martial arts, aerobics studios and spectators galley with ancillary area and plants.

BTC SSA6: Gascoigne Estate

East Thames have been appointed to work with the council in a Joint Venture. Master planning and detailed design for phase 2 will be complete by September 2013. A planning application will be submitted shortly, with a view to commencement in early 2014.

BTC SSA7: Abbey Retail Park

13/00852/FUL - An application was submitted in September 2013 for demolition of existing buildings and construction of new 9,544 sq.m superstore (Class A1), 372 sq.m self-contained retail pod (Class A1-A3) and 419 car parking spaces, together with new vehicular access and associated highway works, improvements to river bank, landscaping and other ancillary works.

BTC SSA8: Abbey Green

Not applicable – open space

BTC SSA9: Cultural/Creative Industries Quarter

10/01038/FUL - Has planning consent for mixed use development including demolition of existing buildings and redevelopment of site including erection of three 8 - 15 storey high building comprising of 272 residential units, commercial floorspace for use classes A1, A2, A3, A4, B1, D1 and D2 (1380m2) and energy centre together with associated landscaping and parking. Phase 1 is underway with a view to completion in October 2014 and the ground works for the second phase started in September 2013.

BTC SSA10: Vicarage Field

09/00476/FUL - Has planning consent for a mixed use scheme for 231 residential units (Class C3) ranging from 3 to 23 storeys in height, 1333 sq.m of shopping, financial and professional services, restaurants and cafes (Classes A1, A2 and A3), alterations to the highway and ancillary parking and landscaping facilities and services.

BTC SSA11: A13 Frontage around Gascoigne Road and King Edward Road

See SSA6