

# **Barking Town Centre Area Action Plan DPD: Inspector's Report, 2010**

## **Schedule 1**

### **Essential Changes – Proposed by the Council and Recommended by the Inspector**

#### **Appendices**

- 1. Monitoring Framework**
- 2. List of saved UDP policies superseded by BTCAAP policies**
- 3. Extent of the Tesco site**
- 4. Extent of Town Quay**

## Barking Town Centre Area Action Plan DPD

### SCHEDULE 1: Essential Changes

The changes below are expressed in the form of ~~striketrough~~ for deletions and underlining for additions of text. Where there has been an amendment to the Advertised Proposed Changes through the Further Proposed Change or to the Further Proposed Changes resulting from discussions during the hearings this is shown as ~~double striketrough~~ for deletions and double underlining for additions of text.

The paragraph/page numbering below refers to the submission DPD, and does not take account of the deletion or addition of text.

The First column provides a reference and the second column indicates the origin of the change. APC is Advertised Proposed Change, FPC is Further Proposed Changes and HPC relates to changes made following discussions during the hearing.

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.1	FPC	Chapter 1	<p><b><u>Further Proposed Change 1</u></b></p> <p>1.1.1 The Council proposes the following textural changes to reflect the current position of the DPD:</p> <ul style="list-style-type: none"> <li>• Remove paragraph 1.10</li> <li>• Remove paragraphs 1.14 – 1.21 and replace with the following paragraphs:</li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p style="text-align: center;"><b>Consultation and Sustainability Appraisal</b></p> <p><u>1.14</u> The Barking Town Centre Area Action Plan has been through a number of stages of consultation (issues and options, preferred options and pre-submission), each of which has informed the development of the document. The Barking Town Area Action Plan Consultation Statement explains how the community have been taken into account. A further stage of consultation was undertaken in advance of the Hearing into the Barking Town Centre Area Action Plan on a Schedule of Proposed Changes.</p> <p><u>1.15</u> A Sustainability Appraisal has been undertaken of the Barking Town Centre Area Action Plan. The Pre-Submission Sustainability Appraisal Submission Report documents the Sustainability Appraisal process including the recommendations which influenced the policies of the Barking Town Centre Area Action Plan.</p> <p><u>1.16</u> The appraisals of policies and policy options has taken place at four key stages:</p> <ul style="list-style-type: none"> <li>• <u>Initial sustainability appraisal of the policy options for the Barking Town Centre AAP involving stakeholder consultation May to June 2007.</u></li> <li>• <u>Sustainability appraisal of the preferred options for the Barking Town Centre AAP involving public and statutory consultation 30 June to 11 August 2008.</u></li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<ul style="list-style-type: none"> <li>• <u>Refinement of the sustainability appraisal to reflect the changes made in the policies between the preferred option and pre-submission stage</u></li> <li>• <u>Sustainability appraisal of the Schedule of Proposed Changes</u></li> </ul> <p><u>1.17 At each of these stages policy options were appraised against the Sustainability Appraisal Framework. This process helped inform both eliminating and refining options/ In addition, Chapter 6 of the Pre-Submission Barking Town Centre AAP Sustainability Appraisal details specific changes that have been made to the AAP as a result of the SA process.</u></p>
Ess.2	HPC	Chapter 2  Paragraph 2.8	<p><b><u>Hearing Proposed Change 1</u></b></p> <p>The Council proposes the following additional text for paragraph 2.8:</p> <p>The Council intends to produce a Borough wide Community Benefits Supplementary Planning Document (SPD) and two others with direct relevance to the AAP and which will provide additional guidance to its policies:</p> <ul style="list-style-type: none"> <li>• The Barking Station Master Plan SPD</li> <li>• The <del>Design</del> Urban Design Guidance for Barking Town Centre AAP SPD</li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><b><u>Barking Station Masterplan SPD</u></b></p> <p><u>This SPD provides more detail on the implementation of BTCSSA3 Barking Station. Whilst this policy sets out the general nature of the uses, indicative capacities, the general design requirements and the transport improvements that are needed the Council considers that it is essential that each are not considered separately but are part of a comprehensive and unified approach. Therefore, the Council has together with the LTGDC prepared a Masterplan for this site which will be adopted as a Supplementary Planning Document. This provides more detail on the scale and massing of buildings, the treatment of the public realm, the disposition of uses and transport improvements particularly improvements to the station and interchange arrangements.</u></p> <p><b><u>Urban Design Guidance for Barking Town Centre AAP SPD</u></b></p> <p><u>The AAP stresses the need for and aims to ensure the provision of a high quality of urban design. This is set out in policies BTC16 Urban Design, BTC17 Tall Buildings, BTC18 Public Realm and BTC19 Heritage and the Historic Environment. Therefore, the AAP establishes that all new development should be of a high standard of urban design and dramatically improve the physical environment of the plan area, sets out the appropriate location for tall buildings, clarifies the Council's approach to ensuring a high quality public realm principally through the Barking Code and the importance of heritage in defining the character of the Town Centre. It also includes general design requirements for each of the 11 Site Specific Allocations. The Urban Design Guidance for Barking Town Centre AAP SPD works within this framework and explains in more detail how these policies and allocations will be implemented. It therefore includes area wide urban design guidance and detailed guidance for each of the 11 Site</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<u>Specific Allocations. This includes more specific information on the design of tall buildings within the parameters set by BTC17.</u>
Ess.3	FPC	Chapter 3 Paragraph 3.7	<p><b><u>Further Proposed Change 10</u></b></p> <p>The Council proposes to amend paragraph 3.7 as follows:</p> <p><b><u>Barking &amp; and Dagenham LDF Core Strategy</u></b></p> <p>3.7 The AAP must be in conformity with the Core Strategy and has, therefore, taken full account of its strategic objectives as set out below:</p> <ul style="list-style-type: none"> <li>• Meeting the housing needs of existing and future residents in a <del>balanced community</del> <u>new balanced communities, most significantly within the Key Regeneration Areas of Barking Riverside, South Dagenham and Barking Town Centre</u>, with an appropriate amount of housing and mix of types and sizes of dwellings, including an increased provision of high quality family homes and affordable housing.</li> <li>• Ensuring development and growth helps to reduce inequalities and promote community cohesion by providing high quality, accessible, inclusive and integrated social infrastructure.</li> <li>• Reducing the need to travel by car and ensuring the community can safely and easily access jobs <u>within and outside the borough</u> and key services by guiding new developments to <del>our town centres</del> <u>Barking Town Centre and the District Centres</u> and <u>other</u> places with good public transport accessibility levels, and ensuring that new development makes</li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p>adequate provision for all travel modes.</p> <ul style="list-style-type: none"> <li>• Promoting improved public transport provision within, and to and from the borough, particularly where this will benefit disadvantaged or more remote communities <u>such as Marks Gate and Thames View</u>, and creating an environment in which it is pleasant and safe to walk and cycle.</li> <li>• <u>Address low income and qualification levels and high unemployment rates by H</u>helping local people into more rewarding, better paid jobs and supporting developments and new schemes that will provide accessible and high quality employment, education and childcare opportunities.</li> <li>• Taking advantage of Barking and Dagenham’s locational advantage in heart of the Thames Gateway to support the growth, retention and competitiveness of businesses in the borough, especially with regards to existing local businesses and the newly emerging creative and cultural industries and sustainable technology sectors.</li> <li>• Promoting a vibrant <u>Barking Town Centre and District Centres, including a new district centre at Barking Riverside</u>, <del>town centres</del> which offer a mix of uses including retail, leisure, culture and entertainment, housing, community facilities and food and drink, and making sure residents throughout the borough and beyond have access to them.</li> <li>• Making sure the major new developments, re-developments and regeneration projects which will take place in Barking Town Centre, Barking Riverside, South Dagenham, Dagenham Dock, and in many of our town centres and estates, meet the needs and reflect the aspirations</li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p>of both existing and new residents and businesses.</p> <ul style="list-style-type: none"> <li>• Rising to the challenge of climate change <u>by and maintaining the Council's pioneering work in this area by demanding high levels of sustainable design and construction, especially in relation to water and waste management, resource efficiency and emission control, and by encouraging the efficient use of existing buildings and previously developed land.</u></li> <li>• Protecting and enhancing our natural and man made assets including our biodiversity, habitats, landscape character and historic heritage, <u>as identified in the UK, London, and Barking and Dagenham Biodiversity Action Plans, the Council's Landscape Framework and Conservation Area Appraisals.</u></li> <li>• Requiring high quality design for both buildings and the public realm, which protects and creates local distinctiveness and raises the borough's visual attractiveness, accessibility and public safety.</li> <li>• Reducing the risk of flooding for people and property by guiding development to areas where flood risk can be avoided or alleviated and ensuring new development provides for flood control measures where appropriate.</li> </ul> <p>Improving the health and wellbeing of local residents <del>by making sure they have</del> <u>ensuring good</u> access to high quality sports, leisure and recreation opportunities and health care provision <u>and addressing the health impacts of new developments.</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.4	HPC	Chapter 4 Paragraph 4.4	<p><b><u>Hearing Proposed Change 2</u></b></p> <p>The Council propose to remove paragraph 4.4:</p> <p><del>4.4 In addition to the town centre itself, there is an out of centre Tesco store at the London Road/A406 junction which, although fairly large, is significantly smaller than the size of store which such retailers currently seek to operate. There are also a number of retail warehouses on the Abbey Retail Park and three neighbourhood shopping parades in the residential hinterland to the town centre.</del></p>
Ess.5	HPC	Chapter 4 paragraph 4.4	<p><b><u>Hearing Proposed Change 3</u></b></p> <p>The Council propose the following additional text to the end of paragraph 4.7:</p> <p><u>Opportunities exist to meet this requirement within a scheme at London Road/North Street (BTCSSA1) where the Council is advancing a redevelopment scheme which incorporates a superstore of some 4500 sq.m net, through the expansion of Vicarage Fields (BTCSSA10) and through new retail floorspace provided within the Station Masterplan area (BTCSSA3). The study identifies that whilst Barking has a strong independent retailing offer it also needs to increase the presence of national multiples to help attract more visitors and these three schemes will be very important in achieving this balance.</u></p>
Ess.6	HPC	Chapter 4 Paragraph 4.8	<p><b><u>Hearing Proposed Change 4</u></b></p> <p>The Council propose the following additional paragraph:</p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><u>4.8 There is also significant retailing outside the Primary Shopping Area principally at the London Road Tesco's store and on the edge of centre Abbey Retail Park which the Action Plan must deal with. BTCSSA7 explains that there is merit in allowing the replacement of the existing Tesco store with a larger store on the Abbey Retail Park as part of a single/linked development of both sites therefore moving it from an out of centre location to an edge of centre location. Due to the significant comparison floorspace which exists on the Abbey Retail Park this proposal would only lead to a limited net increase in convenience floorspace. For this reason this should not have any adverse impacts on the viability and vitality of the town centre itself.</u></p>
Ess.7	APC FPC	Chapter 5	<p><b><u>Advertised Proposed Change 1</u></b></p> <p><b><u>Further Proposed Change 27</u></b></p> <p>The Council will amend the BTCAAP Vision and Objectives as follows:</p> <p><del>5.1 The draft vision and its objectives for the Plan area which the Council set out in the July 2007 Issues and Options Report have strong echoes of the Community Strategy priorities. Both are designed to secure and sustain the economic, environmental physical and social regeneration of the area and that local people derive maximum benefit from it.</del></p> <p><del>5.2 The vision and objectives have attracted significant support during community and stakeholder consultation on the AAP at both the Issues and Options Report and the Preferred Options Report stages although</del></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><del>some minor wording changes have been made as a response to comments received. The current versions are set out below:</del></p> <p><b>The Vision for <u>Barking Town Centre</u></b></p> <p>By 2025, Barking Town Centre will become a vibrant, environmentally sustainable, prosperous and well designed destination. <del>with a</del> <u>Its distinctive character will be preserved and enhanced through increasing access to heritage assets such as Abbey Green and improving the setting of the Town Centre’s two Conservation Areas. A high quality public realm will be sought through the implementation of the Barking Code. There will be and excellent transport accessibility with marked improvements to the Town Centre’s gateway Barking Station.</u> The health, educational attainment and qualification levels of the local population will have significantly improved, <u>assisted by new primary education facilities and a Skills Centre for young people and</u>. <del>and</del>. <u>In addition to providing significant levels of 6,000 new homes for all sections of the community, the Town Centre will serve as the retail, leisure, commercial and training centre for the Borough residents and grow in vitality and importance significance as it plays its full part in the expansion of the Thames Gateway.</u></p> <p><b>Objective 1: Commercial Barking</b></p> <p><del>To e</del><u>Enhance the strength of Barking Town Centre as a major retail, leisure, employment and training location so that it can both meet local needs and fulfill its strategic role within Thames Gateway and the London town centre network.</u></p> <p><b>Objective 2: Transport</b></p> <p><del>To p</del><u>Produce an efficient, integrated and sustainable transport system by improving public transport through implementation of East London Transit and</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><u>the Barking to Royal Docks Bus Corridor</u>, providing appropriate levels of car parking, improving conditions for cyclists and pedestrians, <u>mitigating the impacts of road based freight and promoting alternatives</u> and reducing the reliance on the car.</p> <p><b>Objective 3: Housing</b></p> <p><del>To maximise the provision of</del> <u>Deliver 6,000 high quality homes housing</u>, including affordable housing, <del>while</del> <u>Seeking to balance this requirement with the need to create a more balanced community by providing</u> a greater variety of housing types, and ensuring that <u>the</u> appropriate social infrastructure is in place to serve both the existing and new communities.</p> <p><b>Objective 4: Social Infrastructure</b></p> <p><del>To</del> <u>Improve the health, educational attainment and qualification levels of local people.</u> <del>and to</del> <u>Ensure that all new development, including the provision of new health, education, training and community facilities such as the Skills Centre builds on local strengths promotes a sense of pride and fosters community cohesion.</u></p> <p><b>Objective 5: Urban Design &amp; <u>and</u> the Public Realm</b></p> <p><del>To</del> <u>Protect local character and visual quality by ensuring that new development and improvements to the Public Realm are of the same high quality design as the award winning Town Square and create a safe and secure environment accessible to all,</u> <del>by protecting and enhancing the historic environment</del> <u>Raise awareness of Barking's history and heritage, especially the Abbey and Barking Town Centre and Abbey Road Riverside Conservation Areas</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><del>which should be preserved or enhanced, and by raising awareness of Barking's history and heritage.</del></p> <p><b>Objective 6: Parks and Open Spaces</b></p> <p><del>To</del> <u>Protect and improve the accessibility, connectivity and quality of parks, play areas, and open spaces within and outside the town centre such as Abbey Green at the heart of the Town Centre and Barking Park which is on the edge. To also, rivers and river open up the frontages of the River Roding and its corridors within the Plan area and seek opportunities to enhance biodiversity as identified in the Barking and Dagenham Biodiversity Action Plan.</u></p> <p><b>Objective 7: Sustainability</b></p> <p><del>To promote</del> <u>Champion sustainable design and construction in new development and initiatives such as the Barking Town Centre Low Carbon Zone. in order to</u>  <u>Avoid, reduce and manage flood risk &amp; and other impacts of climate change, remediate previously contaminated land and minimise carbon production.</u></p> <p><b>Objective 8: Developer Contributions</b></p> <p>To secure appropriate developer contributions that will assist in meeting the key priorities of <del>the Plan area.</del> <u>Barking Town Centre.</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.8	APC	Chapter 6 Policy BTC7	<p><b><u>Advertised Proposed Change 4</u></b></p> <p>Amend the first paragraph of policy BTC7 as follows:</p> <p><b><u>The Council will seek improvements to the public transport network serving Barking town centre and the rest of the Plan area and land will be safeguarded for transport infrastructure schemes that could be implemented within the lifetime of the Plan.</u></b></p>
Ess.9		Chapter 6 Policy BTC8	<p><b><u>Advertised Proposed Change 5</u></b></p> <p>Insert fourth paragraph in policy BTC8</p> <p><b><u>All traffic calming measures will be assessed to ensure that there is no adverse impact for other road users including buses.</u></b></p>
Ess.10	APC	Chapter 6 Policy BTC10	<p><b><u>Advertised Proposed Change 6</u></b></p> <p>Amend 6<sup>th</sup> bullet point under ‘Links into and through the Town Centre will be improved by:</p> <p><b><u>Seeking to introduce traffic calming on St Pauls Road (including the possible conversion of the existing roundabout to a traffic light junction) in order to reduce severance between the Town Centre and a new neighbourhood where the Gascoigne Estate currently is. Any such calming measure will only be permitted where there is no negative impact on the existing bus network.</u></b></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.11	APC	Chapter 6 Policy BTC10	<p><b><u>Advertised Proposed Change 8</u></b></p> <p>Amend the first bullet point and insert a new second bullet point in the policy under 'Links into and through the Town Centre will be improved by:</p> <ul style="list-style-type: none"> <li>• <b>Seeking 2 additional pedestrian crossings of the River Roding, one on the bridge that will carry the Barking to Royal Docks Bus Corridor and one further north (as defined on the Inset Proposals Map) linking the Fresh Wharf Estate (see BTCSSA 2) and Cultural Industries Quarter (see BTCSSA 9). <del>and a possible third linking the existing Tesco site and the Abbey Retail Park (see BTCSSA7).</del></b></li> <li>• <b><u>A third bridge across the River Roding linking the existing Tesco site and the existing Abbey Retail Park if a single or linked scheme comes forward for the redevelopment of the two sites (see BTC SSA7).</u></b></li> </ul>
Ess.12	FPC / APC	Chapter 6 Policy BTC10 RJ	<p><b><u>Further Proposed Change 45</u></b></p> <p><b><u>Advertised Proposed Change 7</u></b></p> <p>The Council proposes to amend the second paragraph of RJ to Policy BTC10 as follows:</p> <p>'The River Roding is also a barrier to pedestrian movement and one which will become more acute if and when developments along the west side of the river such as the housing/mixed use schemes on the Fresh wharf Estate and the housing scheme on the existing Tesco site at the junction of London Road and the A406 are completed. <u>Proposed additional bridges will be the subject of a transport assessment undertaken as part of development proposals.</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><u>demonstrating a need for additional pedestrian linkages. The two proposed additional bridges will be required in order to make for</u> Such linkages may offer good pedestrian linkages into Abbey Green and the Town Centre. <u>The Council will consult the Environmental Agency and Natural England as proposed schemes come forward for new bridges. Proposed schemes will need to be assessed against impacts on the management of the River Roding tidal defences and on the ecology of the river and mitigation measures incorporate as appropriate.</u></p>
Ess.13	APC	Chapter 6 Policy BTC11	<p><b><u>Advertised Proposed Change 9</u></b></p> <p>Amend fourth bullet point in the policy as follows:</p> <ul style="list-style-type: none"> <li>• <b><u>Securing the provision of additional covered and secure bicycle parking facilities, in line with TfL’s minimum cycle parking standards at Barking station, in the Town Centre and as part of major new developments.</u></b></li> </ul>
Ess.14	FPC HPC	Chapter 6 Policy BTC13 RJ	<p><b><u>Further Proposed Change 51</u></b> (superseded, please see below)</p> <p><b><u>Hearing Proposed Change 7</u></b></p> <p>The London Plan sets a housing supply target for the Borough of 1,190 additional homes each year although it does not seek to direct where within the Borough they will be provided. <u>This corresponds to a requirement for 17,800 dwellings over the 15 year period of the Core Strategy.</u> The Borough’s LDF Core Strategy accepts the London Plan housing targets and acknowledges that Barking Town Centre will make a significant contribution to meeting them by delivering some</p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p>6,000 additional homes between 2009/10 and 2023/24. The Core Strategy provides a trajectory of when this additional housing is likely to be developed and an indication of the split between large and small sites.</p> <p><u>The major housing sites are identified in the Site Specific Allocations DPD and Barking Area Action Plan DPD. These identify the following capacities from Site Specific Allocations in the three Key Regeneration Areas identified in Policy CM1 of the Core Strategy:</u></p> <ul style="list-style-type: none"> <li>• <u>Barking Riverside Key Regeneration Area – 7,500</u></li> <li>• <u>South Dagenham Key Regeneration Area – 4,000</u></li> <li>• <u>Barking Town Centre Key Regeneration Area – 5,016</u></li> </ul> <p><u>The Site Specific Allocations DPD also identifies capacity for 3,181 new homes outside these three Key Regeneration Areas giving a total housing supply figure by 2025 of 19,697. Within Barking Town Centre there are also a number of smaller sites where housing proposals are under construction, have planning permission or are at the pre application stage. There will also inevitably be further supply from windfall development in the Town Centre before 2025. As explained in BTCSSA7 there is also the potential for a further 400 units on the site of the existing Tesco’s store on London Road if the store is replaced by a new store on the Abbey Retail Park. Therefore, taking these sources of supply into account the Barking Town Centre Area Action Plan area has the potential to provide 6,000 new homes by 2025.</u></p> <p><u>This therefore, the trajectory reflects the Council expectation that the great majority of the additional homes to be built in the AAP area will be provided at the sites for which specific allocations are made in Section 7 of this Plan. Some of the sites have planning applications made for them and others have already been the subject of detailed discussion with the Council and the housing capacity robustly</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			assessed. Others are less well developed and, whilst the estimates are regarded as valid, they imply no presumption that permission will be granted for the number of units shown. In all cases, final figures will depend on the achievement of an acceptable scheme for which planning permission can be granted.
Ess.15	FPC	Chapter 6 Policy BTC13	<p><b><u>Further Proposed Change 52</u></b></p> <p>The Council will remove reference to CC1 of the Core strategy as follows:</p> <p><b>'The Council intends that, in line with policy <del>CC1</del><u>CM2</u> of the Core Strategy, the AAP area will accommodate at least some 6,000 additional homes in the 15 year period...'</b></p>
Ess.16	HPC	Chapter 6 BTC14	<p><b><u>Hearing Proposed Change 8</u></b></p> <p><b><u>POLICY BTC14: AFFORDABLE HOUSING</u></b></p> <p><b><u>ESTATE REGENERATION</u></b></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.17	FPC	Chapter 6 Policy BTC14	<p><b><u>Further Proposed Change 54</u></b></p> <p>The Council proposes to amend Policy BTC14 as follows:</p> <p><b>The Council will avoid a net loss and seek a net gain of social housing in the Gascoigne and King William Quarter estate renewal schemes (see BTCSSA6 and BTCSSA4) and in the London Road/North Street development (see BTCSSA1).</b></p> <p><del>Whilst that part of policy CC1 of the Core Strategy which aims to provide 50% of additional housing as affordable tenures will apply in the AAP area, the Council will wish to ensure that, of that overall affordable housing, 60% is provided as socially rented and 40% as intermediate tenures rather than the 70%-30% split that applies elsewhere in the Borough. These figures will not be rigidly applied to individual schemes.</del></p>
Ess.18	FPC	Chapter 6 Policy BTC14 RJ	<p><b><u>Further Proposed Change 55</u></b></p> <p>The Council proposes to amend the Reasoned Justification to Policy BTC14:</p> <p><b>REASONED JUSTIFICATION</b></p> <p>The Borough's 2007-2010 Housing Strategy identifies that 425 new affordable homes will have to be built each year if Barking &amp; <u>and</u> Dagenham is to meet its housing need and the <del>figure of 590 affordable homes per annum is included as a target in the Council's Local Area Agreement</del> <u>target of 590 affordable homes per annum.</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p>The two wards which together form the greatest part of the Action Plan area are within the top 10% of most deprived in England which reinforces the point that there will be a strong need for affordable homes in the Plan area.</p> <p><del>The London Plan sets a target that 50% of the net additional homes to be built across the Borough should be provided as affordable housing, with 70% of these being for social rent and 30% intermediate tenure. Its The GLA's Supplementary Planning Guidance on housing also requires that estate regeneration and redevelopment schemes should be undertaken so that there is no loss of affordable housing provision.</del></p> <p>Whilst the Council is sympathetic to the need to produce greater levels of affordable housing, it also recognises that this needs to be balanced against the relatively high current levels of affordable/Council owned homes in the Plan area and the desire to create more balanced communities and give greater housing choice.</p> <p>Schemes, such as that on the Gascoigne Estate, must balance the needs of the existing community and also contribute to the aim of changing the balance of tenure and property types in the area. This will also assist in making the developments financially viable.</p> <p><del>The 60%/40% split between socially rented and intermediate tenures recognises the current high proportion of socially rented housing in the AAP area relative to the rest of the Borough and will help to meet the objectives of creating more balanced communities and providing greater housing choice. Whilst the split does not conform to the London Plan, the GLA have indicated that they regard it as appropriate in this instance.</del></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p>The Council recognises that the ability to provide affordable housing will vary from scheme to scheme; consequently both the overall 50% affordable housing target and the 60% 40% socially rented and intermediate tenure split will be applied taking into account the particular circumstances of individual housing developments.</p>
Ess.19	HPC	Chapter 6 BTC18	<p><b><u>Hearing Proposed Change 9</u></b></p> <p>The Council propose to amend Policy BTC18 as follows:</p> <p>The Barking Code is a statement of the Council’s commitment to improving the quality of public spaces in the Town Centre and sets out a comprehensive collection of materials, products and detail finishing techniques which should be used in the undertaking and ongoing maintenance of all public realm improvements in the Town centre. Although it may stifle diversity and some flexibility in dealing with particular schemes, the benefits are a much more unified feel to the Town Centre and the wider Plan area and a means of ensuring the necessary high quality in all public realm schemes. <u>The Barking Code will of course, in some instances, require flexibility in its application. For example, the Council would veer from certain aspects of the Code should all parties agree that this would be of benefit to the design of the scheme and that it would not compromise integration into the wider Town Centre or the quality of the public realm.</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.20	HPC	Chapter 6 BTC19	<p><b><u>Hearing Proposed Change 10 specified below now superseded by Tall Building Proposed Change 2.</u></b></p> <p>The Council propose to include the following paragraph at the end of the Reasoned Justification to Policy BTC19:</p> <p><u>In accordance with Policy BTC17 any proposals for tall buildings must conserve or enhance the significance of the area's heritage assets and its setting such as listed buildings, Schedule Ancient Monuments, the Abbey Road Riverside and Abbey and Barking Town Centre Conservation Areas. This includes other townscape features of local distinctiveness and heritage value. Key views must also be taken into account.</u></p> <p><u>The main views include:</u></p> <ul style="list-style-type: none"> <li>• <u>The main view of the Malthouse south from the Mill Pool</u></li> <li>• <u>360 degree views from junction of Station Parade, London Road and Ripple Road, north along Station Parade, east along Ripple Road and west along Linton Road</u></li> <li>• <u>From Town Quay across Abbey Green towards St Margaret's Church and Barking Town Hall</u></li> <li>• <u>From the front of the Curfew Tower along East Street</u></li> <li>• <u>From the Ripple Road entrance of Vicarage Fields shopping centre to the Police Station and JD Sports</u></li> <li>• <u>The view from in front of the National Westminster Bank (East Street) towards the Curfew Tower, this gives a glimpse of the Abbey Green area and a hint of the Abbey beyond.</u></li> </ul> <p><u>Longer views include:</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<ul style="list-style-type: none"> <li>• <u>From the A406 across Town Quay towards St Margaret's Church and the Town Hall</u></li> <li>• <u>From the Mill Pool west towards Canary Wharf and south east towards Shooters Hill</u></li> <li>• <u>From the bridge on the A13 which crosses the River Roding towards the town centre and the clock tower.</u></li> </ul>
Ess.21	FPC	Chapter 6 Policy BTC20	<p><b><u>Further Proposed Change 66</u></b></p> <ul style="list-style-type: none"> <li>• <b>Require other major housing developments, where appropriate, to provide adequate <u>on-site open spaces and play areas or developer contributions towards off-site provision of public open space and/or improvement of existing spaces (see Core Strategy Policy CM3).</u> <del>to serve the needs of the new communities they create</del></b></li> </ul>
Ess.22	APC	Chapter 6 Policy BTC21	<p><b><u>Advertised Proposed Change 12</u></b></p> <p>Amend the first paragraph of Policy BTC21: Riverside Development and Informal Leisure as follows :</p> <p><b>The Council will work in conjunction with other bodies, including the Environment Agency and the Port of London Authority, to seek enhancements to the informal leisure role of the River Roding and its banks.</b></p> <p>Amend the final line of paragraph three of Policy BTC21: Riverside Development and Informal Leisure as follows:</p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p>In addition proposals must protect/enhance the biodiversity importance of the river and its banks and not prejudice the navigability <u>or conservancy</u> of the river.</p>
Ess.23	APC	Chapter 6 Policy BTC22	<p><b><u>Advertised Proposed Change 13</u></b></p> <p>Amend policy as follows:</p> <p><b>POLICY BTC22: SUSTAINABLE ENERGY</b></p> <p><b>The Council will support and, as necessary, facilitate the provision of the underground pipes and other related infrastructure to implement the <u>proposed AAP wide combined heat and power system district heating network as part of the London Thames Gateway Heat Network</u></b></p>
Ess.24	APC	Chapter 6 Policy BTC22 RJ	<p><b><u>Advertised Proposed Change 14</u></b></p> <p>Amend the justification text as follows:</p> <p>The Council aspires for Barking Town Centre to be an environmental exemplar and one that will raise the quality of life for the local community now and in the future. This policy together with other policies of the AAP on issues such as sustainable transport and urban design and Core Strategy policies that will apply in the AAP area on issues such as climate change, flood management and sustainable waste management will assist in meeting this aspiration.</p> <p><del>The Town Centre and the wider AAP area have been identified as a pilot Energy Action Area by the Mayor of London. This pilot project is intended to show how a local authority can influence the carbon impact of a new development by</del></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><del>working closely with developers early in the process to set targets for carbon reduction.</del></p> <p>Accordingly the Council has adopted in Policy BR1 of the Borough wide Development Policies the challenging target of reducing the carbon emissions of new developments in the AAP area by 32% more than would be achieved by only following the Building Regulations requirements. The 32% reduction target is derived from a 10% reduction from requiring new development to provide some on-site energy generation such as solar panels and wind turbines, and a further 22% savings that can be achieved using waste heat from Barking Power Station to fuel a combined heat and power system for the AAP area. Because this is a vital element of achieving the low carbon targets for the AAP area, policy BR2 of the Borough wide Development Policies requires all major developments in the AAP area to be compatible with the community heating network.</p> <p>The scheme depends on a system of underground pipes linking the AAP area and the major developments within it to Barking Power Station. Waste heat from Barking Power Station will be brought through major pipes into a site at the southern edge of the AAP area from where it will be distributed around the town centre and the wider AAP area. The London Development Agency is responsible for the provision of the major pipes as part of a wider heat network for Thames Gateway. The Energy Services Company which the Council will set up with private sector partners will be responsible for laying the detailed pipe network linking to individual developments within the AAP area.</p> <p>As yet, no detailed route for the pipe network or location of any related infrastructure has been determined although it is expected that a planning application for the phase 1 pipe work will be made during 2009, construction will take place during the summer and autumn of 2010 and the first heat is expected to be delivered from the system to properties within the AAP area during 2011.</p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p>All major housing schemes in the AAP area will be required to future proof themselves by ensuring the ability to connect to the distribution network. Developers should refer to the Council publication “Community Heating Specifications for Barking Town Centre Energy Action Area: Developers Guidance”</p> <p><u>Barking Town Centre was designated as an Energy Action Area under the Energy Action Areas programme launched by the GLA in 2005. In 2009 Barking Town Centre was re-classified a mayoral Low Carbon Zone. The purpose of Low Carbon Zones is to achieve carbon reduction targets through joint working between the local authority, the community and developers</u></p> <p><u>An Implementation Plan for Barking Town Centre Energy Action Area Low Carbon Zone included plans for a new town centre community heating network. The Implementation Plan was developed in 2006 and provides the evidence to demonstrate that by connecting to this network, developments will achieve an immediate 22% carbon reduction beyond Building Regulations.</u></p> <p><u>The London Development Agency (LDA) is developing a sustainable district energy system referred to as the London Thames Gateway Heat Network. It is a planned hot water transmission network which will connect homes, businesses, schools, hospitals and buildings throughout the London Thames Gateway. The LDA produced a map in 2008 illustrating the proposed core of the Network. South Dagenham, Barking Riverside and Barking Town Centre are shown on this map as destinations where the network will reach and where future development proposals are to provide heatloads.</u></p> <p><u>The Council is working with developers to ensure heating systems within developments are technically compatible with the wider community heating plans</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p>and have produced technical specifications for developers to follow. The document 'Community Heating Technical Specifications for Barking Town Centre Energy Action Area: Developers Guidance' is available to view on the Council's website.</p>
Ess.25	APC/ FPC	Chapter 6 Policy BTC23	<p><b><u>Advertised Proposed Change 15</u></b></p> <p><b><u>Further Proposed Change 69</u></b></p> <p>The Council proposes to amend Policy BTC23 as follows:</p> <p><b>The Council will wish the following local priorities to be taken into account in decisions about the nature of developer contributions in respect of planning applications within the AAP area, whether these are determined by the Council or by the London Thames Gateway Development Corporation:</b></p> <ul style="list-style-type: none"> <li>• <del>Repair to, and improving interpretation facilities for, the heritage assets on Abbey Green (see policy BTC 6 and BTCSSA 8)</del> <b><u>Abbey Green - repair of heritage assets and improvement to facilities – repair to and improvement of interpretation facilities for the heritage assets (see pPolicy BTC6 and BTCSSA8)</u></b></li> <li>• <del>Contribution to the Abbey Road Home Zone (see pPolicy BTC8)</del></li> <li>• <del>Contribution to the initial provision and ongoing management of the eCar parking Variable Message Signing project – initial provision and</del></li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><u>ongoing management</u> (see policy BTC12).</p> <ul style="list-style-type: none"> <li>• Climate change adaptation measures such as green roofs.</li> <li>• <del>Contribution to the costs of East London Transit and the Barking to Royal Docks Bus Corridor (see pPolicy BTC7) and the transport interchange at Barking sStation (see pPolicy BTCSSA3).</del></li> <li>• <del>Contribution to the initial provision and ongoing management of pPublic realm improvements (including high quality Ppublic Aart) designed to ensure the attractiveness and thus the vitality and viability of the Town Centre.</del> <u>initial provision and ongoing management.</u></li> <li>• <del>Contribution towards rRenewable energy sources and supporting the combined heat and power network (see policy BTC22).</del></li> <li>• <del>Contribution to the Riverside walk (see pPolicy BTC21).</del></li> <li>• <del>Contribution to effective pPolicing throughout the tTown eCentre area and/or new, improved or replacement Court facilities.</del></li> </ul> <p><u>The Council recognises that a development will only come forward when it is viable and will consider the effect of contributions on scheme viability.</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.26	APC	Chapter 7 BTCSSA1	<p><b><u>Advertised Proposed Change 16</u></b></p> <p>Insert the following bullet point to BTCSSA1, under the Design Requirements section:</p> <ul style="list-style-type: none"> <li>• <b><u>Will not have unacceptable impacts on bus operations or journey times</u></b></li> </ul> <p>This will be the second to last bullet point in this section of the policy.</p>
Ess.27	FPC / HPC	Chapter 7 BTCSSA1 4 <sup>th</sup> paragraph of RJ	<p><b><u>Further Proposed Change 74</u></b></p> <p><b><u>Hearing Proposed Change 11</u></b></p> <p>The residential element of the scheme will make a significant contribution to meeting the AAP housing target of some 6,000 additional homes. <del>Because the scheme will necessarily be high density with a very high proportion of flats, it is accepted that, in line with policy CC2 of the Core Strategy, the scheme is one which is not required to deliver 40% family housing and where the lower target of 30% will be applicable.</del></p>
Ess.28	APC	Chapter 7 BTCSSA2	<p><b><u>Advertised Proposed Change 18</u></b></p> <p>Amend the last bullet point of the design requirements for Policy BTCSSA2 as follows:</p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<ul style="list-style-type: none"> <li>-It demonstrates to the Council and the Environment Agency's satisfaction i (through the submission of a detailed flood risk assessment and the implementation of any necessary prevention or mitigation measures) that it will <del>not increase the risk or</del> <u>reduce the flood risk and</u> the potential intensity of flooding both within the scheme and the local area.</li> </ul>
Ess.29	HPC	Chapter 7  BTCSSA2  3 <sup>rd</sup> paragraph of RJ	<p><b><u>Hearing Proposed Change 12</u></b></p> <p>The housing element of the scheme will make a useful contribution to meeting the AAP housing target of some 6,000 additional homes. <del>but, because the scheme will necessarily be high density with a very high proportion of flats, it is accepted that, in line with policy CC2 of the Core Strategy, the scheme may be one which is not required to deliver 40% family housing and where a 30% target will be applied.</del></p>
Ess.30	APC	Chapter 7  BTCSSA3	<p><b><u>Advertised Proposed Change 19</u></b></p> <p>Insert the following bullet point at the end of the design requirements section of Policy BTCSSA3:</p> <p><u>Incorporate sustainable urban drainage techniques to minimise surface water run off and improve water quality.</u></p>
Ess.31	FPC / HPC	Chapter 7  BTCSSA3	<p><b><u>HPC13 deleted the wording proposed by FPC 87. However as this text was not in the submitted plan this does not constitute an essential change.</u></b></p> <p><b><u>Further Proposed Change 87</u></b></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><b><u>Hearing Proposed Change 13</u></b></p> <p><del>The scheme is one which is not required to deliver 40% family housing and where the lower target will be applicable</del></p>
Ess.32	APC	Chapter 7 BTCSSA4	<p><b><u>Advertised Proposed Change 20</u></b></p> <p>Insert the following bullet point at the end of the design requirements section of Policy BTCSSA4:</p> <ul style="list-style-type: none"> <li>• <u>Incorporate sustainable urban drainage techniques to minimise surface water run off and improve water quality</u></li> </ul>
Ess.33	HPC	Chapter 7 BTCSSA4 4 <sup>th</sup> paragraph of RJ	<p><b><u>Hearing Proposed Change 14</u></b></p> <p>The requirement that no affordable housing be lost in the scheme means that, if 460 is the number of units achieved, 50% of the new homes will need to be in affordable tenures to replace the 233 flats that were rented from the Council in the Lintons. <del>Because the scheme will necessarily be high density with a very high proportion of flats, it is accepted that, in line with policy CC2 of the Core Strategy, the scheme is one which is not required to deliver 40% family housing and where a 30% target will be applied.</del></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.34	FPC / HPC	Chapter 7 BTCSSA5	<p><b><u>HPC15 deleted the wording proposed by FPC 95. However as this text was not in the submitted plan this does not constitute an essential change.</u></b></p> <p><b><u>Further Proposed Change 95</u></b></p> <p><b><u>Hearing Proposed Change 15</u></b></p> <p><del>The scheme is one which is not required to deliver 40% family housing and where the lower target will be applicable</del></p>
Ess.35	APC	Chapter 7 BTCSSA6	<p><b><u>Advertised Proposed Change 21</u></b></p> <p>Amend the eleventh bullet point in design requirements to Policy BTCSSA6 as follows:</p> <ul style="list-style-type: none"> <li>Facilitates better bus services including making provision for the Barking to Royal Docks Bus Corridor <u>and ensuring traffic management measures are designed to enable effective bus access and usage.</u></li> </ul>
Ess.36	APC	Chapter 7 BTCSSA6	<p><b><u>Advertised Proposed Change 22</u></b></p> <p>Amend the penultimate bullet point of the design requirements for Policy BTCSSA6 as follows:</p> <ul style="list-style-type: none"> <li>Demonstrates to the Council and the Environment Agency's satisfaction (through the submission of a detailed flood risk assessment) that it will not</li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><del>increase the risk or</del> <u>reduce the flood risk and</u> the potential intensity of flooding both within the scheme and the local area.</p>
Ess.37	HPC	Chapter 7 BTCSSA6	<p><b><u>Hearing Proposed Change 16</u></b></p> <p>The Council propose to add the following paragraph to the Reasoned Justification to BTCSSA6:</p> <p><u>This site falls within Flood Zone 3 and has been sequentially tested in accordance with PPS25. The site meets parts a) and b) of the Exceptions test but the developer must complete a Flood Risk Assessment to complete part c) of the Exceptions test. Developers should refer to the Council’s document ‘PSS25 Specific Allocations 25 Sequential Test for Barking Town Centre Area Action Plan for further information’.</u></p>
Ess.38	HPC	Chapter 7 BTCSSA7 2 <sup>nd</sup> paragraph RJ	<p><b><u>Hearing Proposed Change 17</u></b></p> <p>Although the site is outside of the core town centre it benefits from having a central setting and is highly accessible to public transport. As such, it is considered that it is more suited to a high density residential development, with regard to the London Plan Density Matrix. <del>In line with policy CC2 of the Core Strategy and because the scheme will necessarily be high density with a very high proportion of flats, it is accepted that, in line with policy CC2 of the Core Strategy, the scheme may be one which is not required to deliver 40% family housing and where a 30% target will be applied.</del></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.39	HPC	Chapter 7 BTCSSA7	<p><b><u>Hearing Proposed Change 18</u></b></p> <p>The Council propose to add the following paragraph to the Reasoned Justification to BTCSSA7:</p> <p><u>This site falls within Flood Zone 3 and has been sequentially tested in accordance with PPS25. The site meets parts a) and b) of the Exceptions test but the developer must complete a Flood Risk Assessment to complete part c) of the Exceptions test. Developers should refer to the Council’s document ‘PSS25 Specific Allocations 25 Sequential Test for Barking Town Centre Area Action Plan for further information’.</u></p>
Ess.40	APC	Chapter 7 BTCSSA 8	<p><b><u>Advertised Proposed Change 23</u></b></p> <p>Amend the design requirements section of Policy BTCSSA8 as follows:</p> <p>Any scheme must provide:</p> <ul style="list-style-type: none"> <li>• An enhanced contribution to the Conservation areas and respect for the Listed Building and Abbey Green’s status as a scheduled Ancient Monument</li> <li>• The creation of strong pedestrian and cycle routes across the Green in order to encourage strong linkages between the Town Centre and Town Quay and the historic river front</li> <li>• –High quality play opportunities</li> <li>•<sup>h</sup> Protection and improvement of any biodiversity value together with additional tree and shrub planning as well as herbaceous gardens</li> <li>• <u>Sustainable urban drainage techniques to minimise surface water run off and to improve water quality</u></li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<ul style="list-style-type: none"> <li>• -Top quality furniture including additional seating</li> <li>• <sup>t</sup> Lighting improvements</li> <li>• Public Art</li> <li>• Screening of the Abbey Retail Park site with trees and shrubs</li> </ul>
Ess.41	APC	Chapter 7 BTCSSA 9	<p><b><u>Advertised Proposed Change 24</u></b></p> <p>Amend the fourth paragraph in the implementation section to policy BTCSSA9 as follows:</p> <p>The Council and LTGDC are working with TfL to secure the funding for and the Barking to Royal Docks Bus Corridor scheme which passes through the site and which is essential to its development along the lines set out in this Allocation. <u>The route is depicted on the inset Proposals Map and will be safeguarded for the duration of the Plan period.</u> There will be a need for Section 106 contributions from the developer towards the cost of the BRDT provision and particularly the funding for the public transport bridge across the river.</p>
Ess.42	HPC	Chapter 7 BTCSSA9 5 <sup>th</sup> paragraph RJ	<p><b><u>Hearing Proposed Change 19</u></b></p> <p>The housing provision will make a significant contribution to meeting the AAP housing target of some 6,000 additional homes, <del>but, because the scheme will necessarily be high density with a very high proportion of flats, it is accepted that, in line with policy CC2 of the Core Strategy, the scheme may be one which is not required to deliver 40% family housing and where a 30% target will be applied.</del></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.43	HPC	Chapter 7  BTCSSA9	<p><b><u>Hearing Proposed Change 20</u></b></p> <p>The Council propose to add the following paragraph to the Reasoned Justification to BTCSSA9:</p> <p><u>This site falls within Flood Zone 3 and has been sequentially tested in accordance with PPS25. The site meets parts a) and b) of the Exceptions test but the developer must complete a Flood Risk Assessment to complete part c) of the Exceptions test. Developers should refer to the Council’s document ‘PSS25 Specific Allocations 25 Sequential Test for Barking Town Centre Area Action Plan for further information’.</u></p>
Ess.44	APC	Chapter 7  BTCSSA 10	<p><b><u>Advertised Proposed Change 25</u></b></p> <p>Insert the following bullet point under the design requirements section of BTCSSA10:</p> <ul style="list-style-type: none"> <li>• <u>Preserves or enhances the setting of St Margaret’s Vicarage (Cosco House), a Grade II Listed Building</u></li> </ul> <p><u>Preserves or enhances the setting of the Abbey and Barking Town Centre Conservation Area</u></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.45	HPC	Chapter 7 BTCSSA10 3 <sup>rd</sup> paragraph RJ	<p><b><u>Hearing Proposed Change 21</u></b></p> <p>The residential element of the scheme will make a significant contribution to meeting the AAP housing target of some 6,000 additional homes. <del>Because the scheme will necessarily be high density with a very high proportion of flats, it is accepted that, in line with policy CC2 of the Core Strategy, the scheme is one which is not required to deliver 40% family housing and where a 30% target will be applied.</del></p>
Ess.46	APC	Chapter 7 BTCSSA 11	<p><b><u>Advertised Proposed Change 26</u></b></p> <p>Amend last bullet point in the Design Requirements section of policy BTCSSA11 as follows:</p> <ul style="list-style-type: none"> <li>• Demonstrates to the Council and the Environment Agency's satisfaction (through the submission of a detailed flood risk assessment and the implementation of any necessary prevention or mitigation measures) that it will <u>reduce flood risk</u> <del>not increase the risk or potential intensity of</del> flooding.</li> </ul>
Ess.47	HPC	Chapter 7 BTCSSA11 4 <sup>th</sup> paragraph RJ	<p><b><u>Hearing Proposed Change 22</u></b></p> <p>Although it is likely that any scheme would deliver some 250 new homes, the net gain is likely to be only some 150 units because of the need to demolish the existing Council flats on either side of King Edward Road. Nevertheless, the housing element of the scheme will make a useful contribution to meeting the AAP housing target of some 6,000 additional homes. <del>but, because the scheme</del></p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><del>will necessarily be high density with a very high proportion of flats, it is accepted that, in line with policy CC2 of the Core Strategy, the scheme may be one which is not required to deliver 40% family housing and where a 30% target will be applied.</del></p>
Ess.48	HPC	Chapter 7 BTCSSA11	<p><b><u>Hearing Proposed Change 23</u></b></p> <p>The Council propose to add the following paragraph to the Reasoned Justification to BTCSSA11:</p> <p><u>This site falls within Flood Zone 3 and has been sequentially tested in accordance with PPS25. The site meets parts a) and b) of the Exceptions test but the developer must complete a Flood Risk Assessment to complete part c) of the Exceptions test. Developers should refer to the Council's document 'PSS25 Specific Allocations 25 Sequential Test for Barking Town Centre Area Action Plan for further information'.</u></p>
Ess.49	APC / FPC	Chapter 8 Paragraph 8.9	<p><b><u>Advertised Proposed Change 27</u></b></p> <p><b><u>Further Proposed Change 116</u></b></p> <p>The Council proposes the following amendment to paragraph 8.9:</p> <p>8.9 The Council recognises, however, that private sector development and particularly housing development will only come forward when it is viable, and that, <del>Particularly in the development climate at the beginning of 2009,</del> The Council will <del>need</del> take this into account in its judgements about</p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p>developer capacity, and the implication of its approach towards developers' Section 106 contributions and its policies around affordable and family housing. <u>The impact of the tariff based system operated by the London Thames Gateway Development Corporation will also be taken into consideration. The tariff based system operated by LTGDC can take viability into account on a case by case basis and LTGDC can accept contributions below the discounted standard charge in the rare circumstance where these are justified by development appraisals.</u></p>
Ess.50	HPC	Chapter 8	<p><b><u>Hearing Proposed Change 24</u></b></p> <p>The Council proposes to add the following paragraph to Chapter 8:</p> <p><u>8.12 The Site Specific Allocations included in this document are necessary to deliver the policies in this Action Plan and in the Core Strategy and therefore will be very important in delivering the indicators and targets set out in the Monitoring and Implementation Framework provided in Schedule 1 of this document. These indicators and targets will be reported annually in the Council's Annual Monitoring Report. There follows an explanation of the main indicators and targets each allocation will help deliver and against which their performance will be assessed.</u></p> <ul style="list-style-type: none"> <li>• <u>The Site Specific Allocations BTCSSA1, BTCSSA2, BTCSSA3, BTCSSA4, BTCSSA6, BTCSSA7, BTCSSA9, BTCSSA10 and BTCSSA11 are critical to the delivery of BTC13 'Housing Supply' and therefore to the achievement of the Council's housing supply target of 1,190 new homes per year set by Indicator CM2(b).</u></li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<ul style="list-style-type: none"> <li>• <u>BTCSSA1, BTCSSA3 and BTCSSA10 will help deliver policy BTC1 'Additional Shopping Floorspace' and help meet the identified requirement for 9,000 sq m of additional shopping floorspace by 2016 and therefore will be monitored against Indicator CC4(b) which measures the amount of completed new retail floorspace each year.</u></li>   <li>• <u>BTCSSA3 has the potential to include a significant amount of office space and hotel bed space and this will be monitored against Indicator CC4(c) which measures the amount of office development completed in the Action Plan area each year and as a sub-set of CP1(a) which records the number of hotel bedrooms completed each year.</u></li>   <li>• <u>A number of the Site Specific Allocations will help boost the evening economy and provide commercial leisure uses these include BTCSSA2, BTCSSA7 and BTCSSA9, the provision of this commercial leisure space will be monitored against Indicator CM5(a) which will include the measurement of the number and type of new commercial leisure uses opened each year within the Town Centre and in the Town Quay/River Roding area.</u></li>   <li>• <u>A number of the Site Specific Allocations will help boost Barking as a visitor destination in particular BTCSSA2, BTCSSA8 and BTCSSA9 which will collectively help enhance the setting, prominence and accessibility of the Town Centre's heritage assets. The success of these allocations will be monitored by recording visitor numbers at the Abbey Green</u></li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><u>interpretation centre.</u></p> <ul style="list-style-type: none"> <li>• <u>BTC7 sets out the public transport improvements that the Council will seek through the Action Plan area. BTCSSA2 and BTCSSA8 are crucial to the implementation of the Barking to Royal Docks Bus Corridor and the successful implementation of this scheme will be monitored through CM4 (a2). BTCSSA3 is intended to bring substantial improvements to Barking Station and its interchange and the success of this will be monitored through bus and transit passenger numbers provided by London Buses and Transport for London.</u></li> <li>• <u>BTCSSA6 and BTCSSA7 include significant traffic management measures and therefore will help implement policy BTC8. Before and after traffic counts will be used to measure their success.</u></li> <li>• <u>A number of the Site Specific Allocations include the provision of community facilities including for example a new primary school on the Gascoigne Estate. The delivery of new community facilities will be measured through Indicator CC3(a) which records the number of new community facilities provided.</u></li> <li>• <u>BTC16 expects all new developments in the Action Plan area to be of a high standard of urban design and the success of the Site Specific Allocations in this regard will be measured through Building for Life Assessments via Indicator CM1(f).</u></li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<ul style="list-style-type: none"> <li>• <u>BTC17 identifies which Site Specific Allocations are appropriate for tall buildings. The success of this policy will be measured by recording which tall buildings have been completed in line with BTC17 and the respective Site Specific Allocation and any instances where tall buildings have been built in other locations contrary to the policy.</u></li>   <li>• <u>BTC18 aims to ensure that a high quality public is provided in the Action Plan area. In their own way of the Site Specific Allocations will have an impact on the public realm. The success of Site Specific Allocations in this regard will be covered by the aforementioned Building for Life Assessments.</u></li>   <li>• <u>The success of the Site Specific Allocations in delivering BTC19 will be measured against Indicators CP2(a) and (d) which monitor the loss of listed buildings and the number of buildings on the English Heritage at risk register. BTCSSA9 is within an at risk conservation area and the successful implementation of this allocation should remove it's at risk status.</u></li>   <li>• <u>BTC20 makes clear that BTCSSA6 and BTCSSA4 should include communal open space and children's play areas and the success of these allocations in this regard will be measured against Indicator CM3(a) which measures the number of open spaces created in areas of identified open space deficiency.</u></li>   <li>• <u>Those Site Specific Allocations along the River Roding, that is BTCSSA2,</u></li> </ul>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
			<p><u>BTCSSA7 and BTCSSA9 will help implement BTC21 which seeks to enhance public access to the river frontage and the success of this will be measured by recording the length of restored and publicly accessible river frontage.</u></p>
Ess.51	APC/FPC/HPC	Chapter 8	<p><b><u>Advertised Proposed Change 29</u></b></p> <p>Addition of targets.</p> <p><b><u>Further Proposed Change 117</u></b></p> <p>The Council has amended the schedule by arranging the indicators under the relevant objectives.</p> <p><b><u>Hearing Proposed Change 25</u></b></p> <p>The Council proposed to amend the Monitoring Framework to include reference to the schemes mentioned in Main Matter Paper 2.1 in responding to question 1.44 regarding BTC10: Pedestrian Movement and question 1.46 regarding question BTC11: Cycle Facilities.</p> <p>The Council have provided clarification to the target for Policy BTC9.</p> <p>The Council have removed reference to Policy CC1.</p> <p>The Council have provided clarification to the target for policy BTC16.</p> <p>Please see Appendix 1 of this schedule.</p>

Reference	Origin of Change	Paragraph, Page, Policy, Chapter, Or Topic	Essential Changes
Ess.52	HPC	Chapter 8	<p><b><u>Hearing Proposed Change 26</u></b></p> <p>The Council propose to include a schedule of superseded and saved policies as Appendix 1 to the AAP. Please see Appendix 2 of this schedule.</p>
Ess.53	HPC	Chapter 8	<p><b><u>Hearing Proposed Change 27</u></b></p> <p>The Council propose to mark on the Proposals Map the boundary of the Tesco site.</p> <p>Key: Extent of the Tesco site referred to in BTC1 and BTCSSA7</p> <p>Please see Appendix 3 for an example.</p>
Ess.54	HPC	Chapter 8	<p><b><u>Hearing Proposed Change 28</u></b></p> <p>The Council propose to mark on the Proposals Map the extent of the Town Quay to give clarity to BTC5.</p> <p>Key: Town Quay referred to in BTC5</p> <p>Please see Appendix 4 for an example.</p>