

Schedule 1

**London Borough of Barking and Dagenham
Consolidated Schedule of Essential Proposed Changes to the
Submission Borough Wide Development Plan DPD
October 2010**

Introduction

This document brings together all of the Essential Proposed Changes that have been made to the Borough Wide DPD. It consolidates those changes made in the Schedule of Advertised Proposed Changes, the Schedule of Further Proposed Changes and the changes that have resulted from the Hearing Sessions.

The first column provides a reference number for the Essential Change (Ess.x).

The second column indicates where the change is being made; the paragraph numbering in this column refers to the submission DPD, and does not take into account the deletion or addition of text.

The origin of each change is clearly indicated in the third column. APC is an Advertised Proposed Change, FPC is a Further Proposed Change and HPC relates to changes made following discussions during the Hearing.

The changes below are expressed in the form of ~~strikethrough~~ for deletions and 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.

In some cases the Council has proposed to amend the Advertised Proposed Changes and/or the Further Proposed Changes through the Hearing Proposed Changes. In such cases it has been necessary to show all changes. Where there has been an amendment to either an Advertised Proposed Change or a Further Proposed Change through a Hearing Proposed Change this is shown as ~~double strikethrough~~ for deletions and double underlining for additions of text. Where there has been an amendment to an Advertised Proposed Change *and* a Further Proposed Change through a Hearing Proposed Change this is shown as ~~double strikethrough~~ for deletions and double underlining for additions of text.

Appendices

The following document is appended to this Schedule of Essential Changes:

Appendix 1 – List of saved and superseded UDP policies

Essential Proposed Changes to the Submission Borough Wide Development Policies

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
Ess.1	Saved/superseded UDP policies	FPC	<p><u>Further Proposed Change 1</u></p> <p>List of saved UDP policies superseded by the Site Specific Allocations DPD to be appended to the DPD. This list of saved policies is appended to this Schedule of Further Proposed Changes as Appendix 1.</p>
Ess.2	Chapter 1	FPC	<p><u>Further Proposed Change 8</u></p> <p>Paragraph 1.3. Amend as follows:</p> <p>The LDF can best be viewed as a folder which contains a number of documents. This document – the Borough Wide Development Policies DPD – sets out <u>contains</u> a set of detailed policies that build upon the LDF Core Strategy (2010) and that will be of particular use in determining planning applications – <u>during the plan period 2010 - 2025.</u></p>
Ess.3	Chapter 1 Paragraph 1.19	FPC	<p><u>Further Proposed Change 10</u></p> <p>Replace existing paragraph 1.19 with the following text:</p> <p><u>As the Borough Wide Development Policies are focused on implementing the Core Strategy then their success will be measured against the comprehensive suite of indicators and targets set out in the Core Strategy Monitoring and Implementation Framework. Performance of the Borough Wide Development Policies will be reported in the Council's Annual Monitoring Report. Where it is found that a policy in the Borough</u></p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p><u>Wide Development Plan Document is underperforming then the Council may take action to remedy this including:</u></p> <ul style="list-style-type: none"> • <u>Preparing a more detailed Supplementary Planning Document to provide more guidance on how the policy should be implemented.</u> • <u>Ensuring the policy is being properly interpreted by those involved in the development process within and outside the Council.</u> • <u>Liaising with developers to understand why a particular policy is proving hard to achieve and putting in place interim measures to address this.</u>
Ess.4	Chapter 2 Policy BR1	APC	<p><u>See also proposed Essential Change Ess.A in Schedule 3 which amends the wording of Policy BR1</u></p> <p><u>Advertised Proposed Change 1</u></p> <p>Amend fourth paragraph as follows:</p> <p><u>Minor housing developments are encouraged wherever possible to meet Code for Sustainable Homes Level 2 standards. The range of standards set out above reflect the fact that the Council will apply the higher minimum standards as the plan period progresses, reflecting industry advancements and expectations by regional and central government bodies.</u></p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
Ess.5	Chapter 2 Policy BR1	APC	<p><u>Advertised Proposed Change 3</u></p> <p>Amend penultimate paragraph of the policy as follows:</p> <p>Where there is no standard assessment procedure in place for a particular type of development, applicants for all major and strategic developments are expected to undertake a bespoke BREEAM assessment to ensure that high environmental building standards are met.</p> <p>Insert paragraph break:</p> <p>For major <u>and strategic</u> developments, there may be exceptional circumstances, <u>for example due to economic viability, where achieving the targets in this policy this is not appropriate.</u> In such cases applicants should liaise with the Council at an early stage to discuss a suitable strategy for ensuring high environmental building standards are maintained.</p>
	Chapter 2 Policy BR1 Reasoned Justification 2.1.9	APC	<p><u>Advertised Proposed Change 2</u></p> <p>Insert new justification paragraph 2.1.9</p> <p><u>2.1.9 If, during the plan period, the Government sets higher code levels than those in this policy the Council will revert to these.</u></p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes												
Ess.7	Chapter 2 Policy BR2	APC / FPC / HPC	<p><u>See also proposed Essential Change Ess.B in Schedule 3 which amends the wording of Ess.7</u></p> <p><u>Advertised Proposed Change 5</u> (Essential Change) <u>Further Proposed Change 19</u> (Essential Change) <u>Hearing Proposed Change 2</u></p> <p>Amend Policy BR2 as follows: The Council will require developers to achieve the following targets on major and strategic developments.</p> <table border="1" data-bbox="801 786 1823 1332"> <thead> <tr> <th data-bbox="801 786 1084 991"></th> <th data-bbox="1084 786 1514 991">Strategic Development</th> <th data-bbox="1514 786 1823 991">Major Development</th> </tr> </thead> <tbody> <tr> <td data-bbox="801 991 1084 1265">Overall Carbon Reduction Target (housing developments)</td> <td data-bbox="1084 991 1514 1265">44% improvement of Dwelling Emission Rate (DER) over Target Emission Rate (TER).</td> <td data-bbox="1514 991 1823 1265">25% improvement of Dwelling Emission Rate over Target Emission Rate</td> </tr> <tr> <td data-bbox="801 1265 1084 1332">On-site Renewable Energy Target</td> <td colspan="2" data-bbox="1084 1265 1823 1332">20% saving in carbon emissions when comparing the building without its renewable energy component with the building incorporating the on-site renewable energy measures. The calculation should include all predicted carbon emissions including, for residential schemes, those arising from cooking and use of household appliances.</td> </tr> <tr> <td data-bbox="801 1332 1084 1414">On-site Renewable</td> <td colspan="2" data-bbox="1084 1332 1823 1414">10% saving in carbon emissions.</td> </tr> </tbody> </table>		Strategic Development	Major Development	Overall Carbon Reduction Target (housing developments)	44% improvement of Dwelling Emission Rate (DER) over Target Emission Rate (TER).	25% improvement of Dwelling Emission Rate over Target Emission Rate	On-site Renewable Energy Target	20% saving in carbon emissions when comparing the building without its renewable energy component with the building incorporating the on-site renewable energy measures. The calculation should include all predicted carbon emissions including, for residential schemes, those arising from cooking and use of household appliances.		On-site Renewable	10% saving in carbon emissions.	
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			<p data-bbox="815 419 1061 751">Energy Target in Barking Riverside, Barking Town Centre Energy Action Area and South Dagenham (all as defined on the Proposals Map)</p> <p data-bbox="815 759 1966 959"><u>Developers will be expected to achieve significant carbon reduction targets on both residential and non-residential schemes leading to zero carbon residential buildings from 2016 and zero carbon non-domestic buildings from 2019. Wherever feasible, and subject to economic viability, major developments will be expected to achieve 20% saving in carbon emissions through the use of on-site renewable generation.</u></p> <p data-bbox="815 999 1899 1126">In exceptional circumstances, where developers can prove that physical constraints prevent them from generating energy from renewable sources on-site so as to reach the targets, a financial contribution will be required towards achieving an equivalent benefit by another means.</p> <p data-bbox="815 1134 1939 1326"><u>Electric heating is not acceptable in new developments due to the high carbon emissions associated with this form of heating. Electric heating will not be acceptable in new developments unless it can be demonstrated that its utilisation would not prohibit the achievement of significant carbon reduction targets and meeting high environmental buildings standards as set out in policy BR1. Barking Riverside, the Barking town centre energy action area and South</u></p>

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			<p><u>Dagenham</u> <u>In line with the London Plan, the Council is working with partners to maximise the opportunity to provide new networks supplied by decentralised energy. The Council will therefore expect, where feasible, all major and strategic developments that fall within the Barking town centre energy action area, Barking Riverside and South Dagenham to be designed to be capable of linking into the district heating system currently planned as part of the London Thames Gateway Heat Network (by powering developments through decentralised energy systems and being technically compatible). compatible with the community heating network (i.e. by installing communal heating systems (including heating meters) to set specifications).</u> <u>The renewables target will be reduced to 10% to reflect that sSolar hot water systems and heat pumps will not be appropriate (due to heating and hot water being provided by a community heating network) and the difficulty in meeting the target on electricity generating renewables only. in Barking Town Centre Energy Action Area, Barking Riverside or South Dagenham as in these areas space heating and hot water will, be provided by the community heating network.</u> <u>Zero Carbon Developments</u> <u>The Council will encourage, where appropriate, the provision of zero carbon developments.</u></p>
Ess.8	Policy BR2 Reasoned Justification	APC	<p><u>Advertised Proposed Change 6</u></p> <p>Amend justification paragraph 2.2.3 and 2.2.4 as follows:</p> <p>2.2.3 The DER and TER are calculated as part of complying with Building Regulations 2006 and include carbon dioxide emission arising from the heating, cooling and</p>

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			<p>hot water needs of a development. They do not include emissions arising from cooking and use of household appliances. The environmental building standards for residential and non-residential buildings set out in policy BR1 will require meeting significant carbon reduction targets. This policy should however be read in the context of national policy to achieve zero carbon homes by 2016, as set out in the Department for Communities and Local Government's 'Building a Greener Future: policy statement' (2007), and all new non-residential buildings to achieve zero carbon from 2019, as set out in the Department for Communities and Local Government's 'Definition of Zero-Carbon Homes and Non-Domestic Buildings' (2008).</p> <p>2.2.4 The overall carbon reduction targets are compatible with those required to meet Code Level 3 and Code Level 4 in the Code for Sustainable Homes and are therefore compatible with policy BR1.</p> <p>Subsequent paragraphs to be renumbered accordingly.</p>
Ess.9	Policy BR2 Reasoned Justification Paragraph	APC	<p><u>Advertised Proposed Change 7</u></p> <p>Amend the title of paragraph 2.2.5 as follows:</p> <p><u>The Barking Town Centre Energy Action Area and the Thames Gateway Heat Network</u></p> <p>Amend paragraph 2.2.5 as follows:</p> <p><u>2.2.5 2.2.4</u> Barking Town Centre has been designated as an Energy Action Area under the Energy Action Areas programme launched by the GLA in 2005. An</p>

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			<p>Implementation Plan for Barking Town Centre Energy Action Area Low Carbon Zone includes plans for a new town centre community heating network. The Implementation Plan was developed in 2006 and provides the evidence to demonstrate that by connecting to this network, developments will achieve an immediate 22% carbon reduction beyond Building Regulations. The community heating network is only compatible with electricity-generating renewable technologies. Heat generating renewable technologies such as solar thermal will not contribute any carbon savings because low carbon heat is already provided through the community heating network. Because developers are limited in their choice of renewable technology within the town centre, the renewables target has been lowered to reflect this.</p> <p>Insert new paragraph 2.2.5 as follows:</p> <p><u>2.2.5 The London Development Agency (LDA) is developing a sustainable district energy system referred to as the London Thames Gateway Heat Network. It is a planned hot water transmission network which will connect homes, businesses, schools, hospitals and buildings 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>Insert new paragraph 2.2.6 as follows:</p> <p><u>2.2.6 The Council is working with developers to ensure heating systems within developments are technically compatible with the wider community heating plans</u></p>

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			<p><u>and have produced technical specifications for developers to follow. The document ‘Community Heating Technical Specifications for Developers’ is available to view on the Council’s website.</u></p> <p>Insert new paragraph 2.2.7 as follows:</p> <p><u>2.27 The community heating network is only compatible with electricity-generating renewable technologies. Heat generating renewable technologies such as solar thermal will not contribute any carbon savings because low carbon heat is already provided through the community heating network. Where developers are making their developments technically compatible by linking in with the planned community heating network, developers will be limited in their choice of renewable technology and the renewables target has been lowered to reflect this.</u></p> <p>Subsequent paragraphs to be renumbered accordingly.</p>
Ess.10	Chapter 3 Policy BR3	APC	<p><u>Advertised Proposed Change 8</u></p> <p>Add the following text to Policy BR3 to create a new fourth paragraph:</p> <p><u>Wildlife corridors will be promoted and encouraged in all new development, particularly through the linking of Sites of Importance for Nature Conservation (SINCs).</u></p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
Ess.11	Chapter 3 Policy BR4	APC	<p><u>Advertised Proposed Change 9</u></p> <p>Amend the third paragraph of Policy BR4 as follows:</p> <p>Development must ensure that peak <u>greenfield surface water</u> run-off rates and annual volumes of run-off will be no greater than the previous conditions for the development site are achieved, where possible, through the use of Sustainable Urban Drainage Systems (SUDS).</p>
Ess.12	Chapter 3 Policy BR6	APC	<p><u>Advertised Proposed Change 10</u></p> <p>Amend the policy and justification text as follows:</p> <p>POLICY BR6: MINERALS</p> <p>Planning permission for extension to the existing mineral extraction site <u>recycling, (construction and demolition waste), aggregates bagging, concrete batching plant and minerals processing</u> at Marks Warren Farm will only be granted if no significant adverse impacts are caused to the environment or human health. This includes ensuring:</p> <ul style="list-style-type: none"> • environmental disturbance for the periods of the operation are minimised by means of, for example, tree planting and land grading schemes, visual screens, acoustic baffles, siting of plant and buildings, limitation of working hours, direction of working and by relating excavation to progressive restoration to minimise the extent of the area open at any one time; • subject to part 19 of the General Development Plan Order 1995, ancillary buildings, structure, plant or equipment in the Green Belt are essential to the

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			<p>operation and preserve the open nature of the Green Belt, and that their materials are sympathetic to the landscape and their impact is minimised by appropriate siting and screening where necessary;</p> <ul style="list-style-type: none"> • there are no significant adverse effects on sites of protected or priority species or habitats in line with the Council’s Biodiversity Action Plan; sites of historical, geological or archaeological importance; or the Chadwell Heath Gun Site Conservation Area; • there are no significant long term adverse effects on the landscape; • particle emissions meet EC and UK standards; • there are no adverse noise and dust impacts with regard to Annexes 1 and 2 of MPS2: ‘Controlling and Mitigating the Environmental Effects of Minerals Extraction in England-Noise’; • there is no significant adverse effect on safety and amenity from vehicular traffic. When considering the traffic implications the Council will not only consider the effect on roads, but also along routes leading to the site; • the extension-it does not create land instability and; • there is no significant adverse effect on ground or surface waters, flooding, and air quality <u>and</u>; • <u>the processing will assist in the restoration of the minerals extraction site.</u> <p>Following completion of extraction, <u>processing and other associated operations</u>, the site should be restored to the highest standards and secure a beneficial and acceptable use in line with Green Belt objectives.</p> <p>As Barking and Dagenham is not required to meet the London Plan apportionment for land won aggregates, permission will not be granted for the opening of further sites.</p>

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			<p>REASONED JUSTIFICATION</p> <p>2.6.1 Barking and Dagenham is not one of the London Boroughs required by policy 4A.32 of the London Plan to meet an additional apportionment for land won aggregates. This policy will be reviewed if regional demand and policy changes.</p> <p>2.6.2 The borough does, however, have an existing reserve outside of the apportionment – the Brett Lafarge site at Marks Warren Farm. Extension of this site in accordance with Minerals Planning Statement 1: Planning and Minerals, should prevent or reduce, as far as is possible impacts on the environment and human health arising from the extraction, processing, management or transportation of minerals <u>should be prevented or reduced as far as possible</u> should be prevented or reduced as far as possible. Policy 4A.31 of the London Plan similarly identifies that DPDs should adopt the highest environmental standards for aggregates extraction <u>minerals working</u>.</p> <p>2.6.3 <u>Any P</u>proposals for extension of minerals processing at this site should be submitted following discussions with the Council and other organisations whose interests may be affected.</p>
Ess.13	Chapter 2 Policy BR8	FPC	<p><u>Further Proposed Change 26</u></p> <p>Amend policy as follows: The <u>Council</u> forthcoming <u>Site Specific Allocations</u> DPD will review <u>has reviewed</u> all allotments in the <u>Borough</u> to confirm whether any should be reallocated for</p>

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			<p>development. The allotments the Council has resolved to afford protection to is set out in the Site Specific Allocations DPD. These are , and, if so, what type of development they will be used for. Preference will be given to the provision of community uses. All allotments that are found to be worth of retention will be allocated as local open space, and protected under Core Strategy policy CM3, from development, and actively promoted.</p> <p>Once the Site Specific Allocations DPD is in place there will be a general presumption against the loss of any of the allotments that it has afforded protection to.</p> <p>In the interim before permitting development on any allotment site in the borough, the Council will need to be satisfied that:</p> <ul style="list-style-type: none"> • the allotment is surplus to requirements of the community; • any displaced plot holders have been given high quality alternative sites; • the relevant allotment association and any existing plot holders have been consulted and their views have been taken into account; and • alternative outdoor recreational uses have been considered, especially where the site is in an area of local open space deficiency. <p>When assessing whether or not an allotment site is surplus to requirements the following will be considered:</p> <ul style="list-style-type: none"> • the number of people on the waiting list for allotments in the borough; • whether or not the allotments site has been actively promoted; • whether the allotment site is in need of qualitative improvements and thereby deterring potential allotment holders; and • future demand for the allotment site including that which may arise from new developments. <p>Where an application for redevelopment relates to a statutory allotment site, these</p>

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			issues will be dealt with by the Government Office for London, and the National Society of Allotment and Leisure Gardeners will be consulted
Ess.14	Chapter 2 Policy BR8 Reasoned Justification Paragraph 2.8.1 – 2.8.6	FPC	<p><u>Further Proposed Change 27</u></p> <p>Amend the reasoned justification as follows to Policy BR8:</p> <p>2.8.1 The London Assembly’s report ‘A Lot to Lose: London’s Disappearing Allotments’, published in October 2006, identified Barking and Dagenham as having lost over 13 acres of allotment land over the preceding 10 year period.</p> <p>2.8.2 Allotments are an important component of open space which provide recreational value, support biodiversity, and contribute towards healthy lifestyles through physical exercise and the chance to grow fresh produce.</p> <p>2.8.3 Current planning guidance on allotments as open space is set out in Planning Policy Guidance 17, published in 2002. The guidance indicates that open space should not be built on unless an assessment has been undertaken that has clearly shown that the open space is surplus to requirements.</p> <p>2.8.4 As an outer London borough, Barking and Dagenham must, if it believes there is a demand, provide a sufficient quantity of plots and to lease them to people living in its area. This is a statutory requirement.</p> <p>2.8.5 Some local authority owned sites are classified as statutory, which means the land was acquired or appropriated by the local authority specifically for use as allotments. In Barking and Dagenham there are two such allotments sites: Field Gardens and Marks Gate. These sites cannot be sold or used for other purposes without the consent of the Secretary of State for Communities and Local Government.</p>

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			<p>2.8.6 The Council's assessment of existing and future needs for open space, sport and recreation, includes an assessment of allotments. It states that there is currently 0.8 hectares of allotment space per 1,000 population across the borough. It also states that demand for allotments has in the last few years steadily increased in the borough in line with regional and national trends. This demand is expected to continue to increase due to continuing interest in healthy lifestyles and organic produce, a growing tendency for women and young families to take up a plot, the growing population levels and an increase in residential densities. The majority of allotments sites are currently full and most have waiting list.</p>
Ess.15	Chapter 2 Policy BR9	APC / FPC / HPC	<p><u>Advertised Proposed Change 11 (Essential Change)</u> <u>Further Proposed Change 28</u> <u>Hearing Proposed Change 5</u></p> <p><u>Parking Standards</u> The car parking standards set out in <u>Annex 4 of</u> the London Plan will be used as <u>maximum parking standards for new developments</u>, and TFL's cycle parking standards, will be used as <u>a starting point for assessing how much parking provision should be included in new developments</u> <u>minimum parking standards for new developments</u>. Final levels of provision for each development will be agreed having taken the following issues into consideration:</p> <ul style="list-style-type: none"> • The local environment and accessibility of the site; • On-street parking availability; • Access and amenity impacts; • Road network capacity constraints;

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			<ul style="list-style-type: none"> • Traffic flows; • Development type; and • Existing and planned public transport provision. <p>These considerations should form part of the overall Transport Assessment for each development.</p> <p>Parking standards apply to both new build and change of use applications.</p> <p><u>Car Free Housing Developments</u></p> <p>The Council welcomes the development of car free housing developments, but only where the potential impact on on-street car parking can be managed. Areas most suitable for such developments are areas of higher public transport accessibility levels (such as Barking Town Centre) and Controlled Parking Zones (CPZs).</p> <p><u>Managing the Impact of Street Parking</u></p> <p>The design of on-street car parking can impact on safety, street activity and the visual attractiveness of urban environments.</p> <p>Car parking on residential streets should be designed so that:</p> <ul style="list-style-type: none"> • Car parking does not inconvenience pedestrians and cyclists. It should be designed so that the street is easily and safely crossed at many points by pedestrians, including people using wheelchairs. • The design of the street prevents footway parking and parking that obstructs pedestrians, in particular people with visual impairments. • Car parking does not dominate the street. Residential streets should be designed to encourage social activity in a safe place. The design of car parking should fit into this overall aim. • Car parking improves safety for all road users. This can be achieved through the design of the street and ensuring the layout of car parking encourages other drivers to drive with caution.

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			<p>Where courtyard parking is allocated, the street should be designed to minimise on street car parking except for disabled car users and car club users. This applies both to the design of new development and the re-design of existing streets.</p> <p>REASONED JUSTIFICATION</p> <p>2.9.1 This policy is consistent with Barking & Dagenham’s Local Implementation Plan (LIP). The LIP seeks to reduce car parking dependence in the most accessible locations (town centres and areas of high PTAL). It also recognises that development schemes can vary greatly within a use class and that transport assessments are necessary in order to determine the appropriate level of parking provision, as well as whether sufficient transport capacity exists in the transport network for the particular scheme.</p> <p><u>Managing the impact of street parking</u></p> <p><u>2.9.2 This policy applies to both to the design of new development and the re-design of existing streets.</u></p> <p><u>2.9.3 Where courtyard parking is allocated, the street should be designed to minimise on street car parking except for disabled car users and car club users.</u></p> <p>2.9.24 Every effort should be made to minimise the detrimental impact that on-street parking can have on safety, street activity and the visual attractiveness of urban environments.</p> <p>2.9.35 Guidance on managing on-street car parking can be found in the Department for Transport’s Manual for Streets 2007.</p>

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Ess.16	Chapter 2 Policy BR10	APC	<p><u>Advertised Proposed Change 14</u></p> <p>Amend the third bullet point (of the first set of bullet points) as follows:</p> <p>Encouraging improved interchange facilities and north-south transport links (for example general improvements to the local bus network <u>a high quality bus route connecting Marks Gate to Dagenham Dock station</u>) and expecting proposals to demonstrate how new areas of development are linked to key facilities; and</p>
Ess.17	Chapter 2 Policy BR10	APC	<p><u>Advertised Proposed Change 15</u></p> <p>Amend the fourth bullet point as follows:</p> <p>Seeking developer contributions for public <u>sustainable</u> transport improvements where this is made necessary by the new development either in itself or as part of the cumulative impact of proposals in the area.</p>
Ess.18	Chapter 2 Policy BR10 Reasoned Justification	APC	<p><u>Advertised Proposed Change 13</u></p> <p>Amend the first heading of the reasoned justification to read:</p> <p>Transport Assessments and Transport Travel <u>Travel</u> Plans</p>

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Ess.19		APC / FPC	<p><u>Advertised Proposed Change 16</u> (Essential) <u>Further Proposed Change 29</u></p> <p>Amend the first bullet point of paragraph 2.10.2 as follows (including up to date website address):</p> <ul style="list-style-type: none"> • Transport for London. Transport Assessment Best Practice Guidance. 2006-2010. http://www.tfl.gov.uk/businessandpartners/commercialopportunities/6010.a.spx <u>(this applies to all applications that are referred to the Mayor)</u>
Ess.20	Chapter 2 Policy BR10 Paragraph 2.10.3	APC	<p><u>Advertised Proposed Change 12</u></p> <p>Amend paragraph 2.10.3 as follows:</p> <p>2.10.3 Where appropriate, a <u>A</u> Travel Plan is required to accompany all TA's and, <u>where appropriate</u>, be provided as a condition or Section 106 agreement on planning permissions to mitigate any negative impacts on the transport network. Otherwise, the thresholds for Travel Plans contained within Transport for London's "<u>Guidance for Residential Travel Planning in London</u>" and "<u>Guidance for Workplace Travel Planning for Development</u>" should be followed.</p>
Ess.21	Chapter 2 Policy BR13	APC	<p><u>Advertised Proposed Change 17</u></p> <p>Amend the third paragraph of Policy BR13 as follows:</p> <p>New noise-sensitive development (such as housing, schools and hospitals) will not</p>

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			<p>normally be permitted in the vicinity of existing noisy developments such as those included in noise exposure category D in PPG24, unless the Council is satisfied that compliance with the noise exposure categories in PPG24 can be achieved.</p>
Ess.22	Chapter 3 Policy BC1	APC	<p><u>Advertised Proposed Change 18</u></p> <p>Amend first paragraph of policy BC1 as follows:</p> <p>Developers will normally be expected to provide their affordable housing (i.e. the 50% target set out in Core Strategy policy CC1) on site. However, in the following exceptional circumstances consideration will be given to allowing partial off-site provision and / or commuted payments as an alternative:.</p>
Ess.23	Chapter 3 Policy BC1 Reason Justification Paragraph 3.1.7	APC	<p><u>Advertised Proposed Change 19</u></p> <p>Delete justification paragraph 3.1.7:</p> <p>3.1.7 As set out in the Core Strategy, the Council will generally, in line with the London Plan, seek 70% of the affordable housing provided in each scheme to be for social rent, and the remaining 30% for intermediate tenures.</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
Ess.24	Chapter 3 Policy BC3 Reasoned Justification Paragraph 3.3.2	FPC / HPC	<p><u>Further Proposed Change 41</u> <u>Hearing Proposed Change 8</u></p> <p>The Council proposes the following further change to Reasoned Justification paragraph 3.3.2:</p> <p>3.3.2 <u>Following national government announcements in the summer of 2010, there is no longer a regional requirement to set targets for Gypsy and Traveller pitch provision. In addition, the latest Government guidance on announced in September 2010 that it intends to revoke Gypsy and Traveller accommodation, Circular 01/06 (February 2006), establishes a process for making appropriate provision for these communities. It requires the preparation of a Gypsy and Traveller Accommodation Assessment (GTAA) to be completed for each local authority area but co-ordinated at the regional level. Planning Circular 01/06 and replace this with guidance outlining councils' statutory obligations. The Mayor of London is (as at September 2010), also proposing to remove regional targets for Gypsy and Traveller pitch provision. This is being taken forward as a minor alteration to the consultation draft Replacement London Plan and will be subject to examination in December 2010. If the need for pitch provision is to be determined at the local level, the Council will use the In our region a London-wide study is being coordinated by the GLA. A Gypsy and Traveller Accommodation Needs Assessment (GTANA) was completed by the GLA in 2009, although the nature and scale of any additional provision required in the London Borough of Barking and Dagenham has yet to be determined as a starting point for determining any additional need in the Borough. Where additional need is determined this will be identified through a dedicated Gypsy and Traveller DPD. The results of this study will enable the London Plan to</u></p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>provide guidance to Barking and Dagenham and the other London Boroughs on the nature and scale of any additional provision required, for example whether land for any additional pitches needs to be identified by site specific allocation within the relevant LDF.</p> <p>3.3.3 Until the additional need for pitches in the Borough has been established, Until the London-wide GTAA has been completed any forthcoming windfall applications will be judged against the criteria contained in this policy, which are based on the guidance contained in Circular 01/06.</p>
Ess.25	Chapter 3 Policy BC4	APC / HPC	<p><u>Advertised Proposed Change 20 (Essential)</u> <u>Hearing Proposed Change 9 (Endorsed)</u></p> <p>The Council propose to amend the second paragraph of policy BC4 as follows:</p> <p>The Council is seeking to preserve and increase the stock of family housing in the Borough. Consequently, <u>when planning permission is required, the Council</u> it will resist proposals which involve the loss of such housing and particularly of homes with 4 or more bedrooms. <u>of housing of three bedrooms or more.</u></p> <p>In addition, <u>Other</u> proposals for flat conversions or homes in multiple occupation (HMOs) will only be considered acceptable provided that:</p>
Ess.26	Chapter 3 Policy BC4 Reasoned	HPC	<p><u>Hearing Proposed Change 10</u></p> <p>The Council proposes to introduce a new paragraph to the Reasoned Justification to Policy BC4 as follows:</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
	Justification		<p>3.4.5 <u>As at 1 October 2010, the General Permitted Development Order was amended so that planning permission is not required for a change of use between Class C3 (dwelling houses) and Class C4 (Houses in multiple occupation occupied by up to 6 residents). The Borough is vulnerable to high concentrations of HMOs. Too many shared homes in a neighbourhood can cause problems and adversely affect the residential amenity of an area. Homes are also often let to short term tenants who have limited stake in the community. Therefore, an overconcentration of HMOs would work against the Core Strategy’s vision where “New communities will be integrated with existing communities so that Barking and Dagenham will be a sought after place to live, comprised of a constellation of neighbourhoods each with their own distinct character and offer.” The over concentration of HMOs in the Borough could also lead to a significant loss of much needed family housing in the Borough. Where neighbourhoods are identified as being vulnerable to the adverse affects of too many HMOs the Council will respond by using an Article 4 direction to remove these permitted development rights and require planning applications for such changes of use.</u></p>
Ess.27	Chapter 4 Policy BE1 Reasoned Justification Paragraphs 4.1.1 – 4.1.2	FPC / HPC	<p><u>Further Proposed Change 58 (Essential)</u> <u>Hearing Proposed Change 14</u></p> <p>Amend the Reasoned Justification to Policy BE1 as follows:</p> <p>4.1.1 Although retail must remain the dominant use in the Borough’s shopping centres, other service uses such as, for instance banks, building societies and restaurants, have a key role in meeting the needs and expectations of the local community. Consequently, achieving the right balance of retail and non-retail uses in our</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>centres is vitally important to ensuring their vitality and viability. <u>The Supplementary Planning Document, Saturation Point: Addressing the health impacts of hot food takeaways (July 2010), provides further guidance on the location of hot food takeaways in the Borough. It aims to reduce the prevalence and clustering of hot food takeaways, especially those in proximity to primary and secondary schools.</u></p> <p>4.1.2 The definition of primary and secondary shopping frontages helps to achieve this. Retail must be the dominant use within the primary shopping frontages of the +borough's centres and this is why a stricter control over changes of use from retail is justified. Outside of the primary shopping frontages, and in line with PPS6PPS4, there is more scope to allow the sorts of non-retail uses which are appropriate to a shopping centre. Consequently the policy takes a more liberal view of changes of use in the secondary shopping frontages.</p>
Ess.28	Chapter 4 Policy BE2 Reasoned Justification Paragraph 4.2.3	FPC	<p><u>Further Proposed Change 62</u></p> <p>Justification paragraph 4.2.3. Amend text as follows:</p> <p>In line with 'Planning Policy Statement 6: Planning for Town Centres' <u>Planning Policy Statement 4: Planning for Sustainable Economic Growth</u> this policy is intended to encourage high quality design in order to make the shopping experience more environmentally pleasant, safe and welcoming, particularly for pedestrians. The ultimate goal being that investment in high quality design will encourage increased investment and footfall contributing to more dynamic, competitive and innovative town centres.</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
Ess.29	Chapter 4 Policy BE3	FPC	<p>Further Proposed Change 63</p> <p>Amend first paragraph of policy as follows:</p> <p><u>Proposals for New Edge of Town/Out of Town Retail Development</u> New retail development is expected to be located in the town centres set out in Core Strategy policy CM5. Edge-of-centre or out-of-centre proposals will be considered against the sequential and need tests set out in national policy. Planning permission will only be granted for such proposals if, in addition to the sequential and need tests, they can demonstrate that they will have no adverse impacts on the vitality and viability of existing centres and show how the proposed development would benefit our existing community, how it fits in with our overall LDF vision, policies and objectives, and what contribution it would make to a sustainable borough.</p>
Ess.30		FPC	<p><u>Further Proposed Change 65</u></p> <p>Justification Paragraph 4.3.1. Amend as follows:</p> <p>The Council believes that new shopping should be located within the centres defined in the retail hierarchy and that, following the creation of the new District Centre at Barking Riverside, there will be sufficient capacity within the designated shopping centres to accommodate the levels of additional retail floor space likely to be required. For this reason and in the light of the need and sequential test criteria set out in PPS6 PPS4, the Council expects any major retail proposals to be located within these shopping centres. No provision for out of centre retail is made within the LDF.</p>

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Ess.31	Chapter 4 Policy BE4 Reasoned Justification Paragraph 4.4.3	FPC	<p><u>Further Proposed Change 67</u></p> <p>Amend paragraph 4.4.3 as follows:</p> <p>4.4.3 However, the Council, in line with PPS6PPS4, will wish to ensure that all new evening and night time economy uses will not give rise to anti-social behaviour and have adverse impacts, either individually or cumulatively on the character and function of a centre and the amenities of nearby residents.</p>
Ess.32	Chapter 5 Policy BP2	FPC / HPC	<p><u>Further Proposed Changes 72, 73, 74, 75 and 76</u> <u>Hearing Proposed Change 16</u></p> <p>The Council proposes to amend Policy BP2 as follows:</p> <p>The Council will seek to preserve <u>conserve</u> or enhance the <u>significance and special character and appearance</u> of each of Conservation Areas, and secure <u>secure</u> their <u>settings</u>.</p> <p>The Council will provide up to date <u>has produced and continues to up date</u> conservation area appraisals and management proposals for each of the Borough's four conservation areas to help increase understanding of and respect for their <u>significance, special character, context, appearance and historical importance</u>.</p> <p>There will be a general presumption in favour of preserving <u>conserving</u> buildings <u>spaces</u> and structures (whether listed or not) <u>that have significance and</u> which can be identified as making a positive contribution to a conservation area's special character or appearance. Where such buildings are vacant or underused (particularly Buildings at Risk), the Council will encourage their restoration and/or</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>reuse.</p> <p>New regeneration initiatives and development proposals in or affecting the setting of a conservation area will be expected to:</p> <ul style="list-style-type: none"> • have full regard to the preservation <u>conservation</u> and enhancement of all those buildings, groups of buildings, trees and other features which <u>have significance and</u> make a positive contribution to its special character, including its setting; and • take advantage of opportunities to positively change any negative factors which detract from the <u>significance and</u> special character of the area, and / or enhance any neutral areas. • <p>Conservation Area Appraisals should be followed when preparing or determining any planning application in or affecting the setting of a conservation area. Where any uncertainty arises in relation to the contribution made by unlisted buildings to <u>the significance including</u> the special architectural or historic interest of a conservation area the advice contained in English Heritage’s ‘Guidance on conservation Area Appraisals (2005) appendix 1 <u>and Planning Policy Statement 5 and its Practice Guide</u> should be followed.</p> <p>Listed Buildings</p> <p>Compared to many other local authorities, Barking and Dagenham is home to relatively few statutorily listed buildings and structures. As such they are a precious resource, and we will operate a general presumption in favour of their <u>preservation and where possible enhancement. In particular where buildings are</u></p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p><u>identified on the Heritage at Risk register, the Council will support their appropriate restoration and/or reuse.</u></p> <p>Proposals to alter, change the use of and or extend any listed building, or for development in the vicinity of a listed building, must demonstrate that there will be no adverse impact (individual or cumulative) on the <u>significance including its special architectural or historic interest of the building and its setting.</u></p> <p>Development proposals and regeneration initiatives which affect a listed building or its setting will be expected to demonstrate that any social and economic benefits of the scheme are balanced to ensure the development is in keeping with its <u>significance including its special architectural and historic interest.</u></p> <p>The Council will ensure that the list of locally listed buildings is periodically reviewed and updated, and will wherever practicable and reasonable afford a high level of protection in line with its approach to statutorily listed buildings.</p> <p>Other <u>Heritage Assets and the wider Aspect of the Local</u> Historic Environment</p> <p>Aside from the four conservations areas, other areas which are locally distinctive and historically important (such as the Becontree Estate) will be identified, celebrated and promoted. The preservation, reinstatement and enhancement of their locally distinctive and historically important features will be encouraged. <u>This includes other heritage assets, buildings, spaces, parks and gardens and other elements of the historic environment that contribute to the distinctiveness of a place.</u></p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>Development within or affecting any heritage feature should respect its local context and avoid materially detracting from its <u>significance including its</u> archaeological, architectural, historic, landscape or biodiversity interest, or harming its setting.</p> <p>The Council will positively encourage development which would improve access to and public understanding and enjoyment of a heritage feature <u>assets</u>, provided the development is consistent with its character and appearance and the detailed considerations outlined above. In areas undergoing significant change and redevelopment, heritage features should be regarded as assets to be preserved and enhanced and capitalised upon, and their potential to contribute towards regeneration and encourage high standards of building design should be fully explored.</p>
Ess.33	Chapter 5 Policy BP2 Reasoned Justification Paragraphs 5.2.1 – 5.2.8	FPC / HPC	<p><u>Further Proposed Changes 76</u> <u>Hearing Proposed Change 17</u></p> <p>The Council proposes to amend the Reasoned Justification to Policy BP2 as follows: Insert new paragraph 5.2.1 <u>5.2.1 The national planning policy context in relation to the conservation of the historic environment is set out in PPS5 (Planning and the Historic Environment) and supporting Planning Practice Guide. This states that local authorities should set out a positive and proactive strategy for the conservation and enjoyment of the historic environment. This includes consideration of the qualities and local distinctness of the historic environment and how best to conserve individual group or types of heritage assets and their significance. When considering development proposals it is the responsibility of the applicant to provide a description of the</u></p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p><u>significance of the heritage asset affected. The level of detail required should be proportionate to its importance. When considering applications the Council will take into account the relative significance of the heritage asset.</u></p> <p><u>Conservation Areas</u></p> <p>5.2.25-2.1 There are currently four conservation areas in Barking and Dagenham, and the Council is in the process of preparing Conservation Appraisals and Management Proposals for each of them. As part of this process we will consider whether there is justification and scope for reviewing their boundaries. Conservation Area Appraisals have been produced for the four conservation areas in Barking and Dagenham.</p> <p>5.2.35-2.2 <u>Conservation Areas are:</u></p> <ul style="list-style-type: none"> • <u>Abbey and Barking Town Centre Conservation Area</u> • <u>Abbey Road Riverside Conservation Area</u> • <u>Chadwell Heath Anti-aircraft Gun site Conservation Area</u> • <u>Dagenham Village Conservation Area</u> <p>In addition there are, 'other features' which can positively contribute to the significance and special character or appearance of conservation areas including, but not limited to, spaces, street patterns, views, vistas, uses and trees.</p> <p>5.2.45-2.3 Where conservation area designations coincide with areas earmarked for significant development and change (such as Barking Town Centre and to a lesser extent Abbey Road), there will be considerable scope for development proposals and regeneration initiatives <u>should</u> to respect and enhance those features which make a positive contribution to the area's <u>significance including its</u> special character and appearance, and to spread the visual benefits of the scheme</p>

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			<p>beyond the particular site in question.</p> <p><u>Listed Buildings</u> 5.2.55-2.4 Local Planning Authorities are required by statute to protect buildings and structures which are of historical and or architectural interest and which have been awarded 'Listed Building' status. <u>The Council is committed to their continued conservation and enhancement, especially those Listed Buildings on the English Heritage's Heritage at Risk register.</u></p> <p>5.2.65-2.5 Listed buildings do or have the potential to make a positive contribution towards the overall character and appearance of the wider area within which they sit, and are also important in maintaining visible links with the past and a sense of local distinctiveness.</p> <p>5.2.75-2.6 There are relatively few buildings and structures in Barking and Dagenham which have been given statutory listed building status. However, Barking and Dagenham does have a rich local heritage which belies this fact, and as such we have produced a local list of additional buildings and structures which we think are of local historical importance. We will take their contribution into account when assessing planning applications.</p> <p><u>Other Heritage Assets and the wider Historic Aspects of the Local Historic Environment</u> 5.2.85-2.7 As well as our four conservation areas there are other parts of Barking and Dagenham which are of importance locally. Whilst these do not meet the appropriate requirements for conservation area status they nevertheless deserve to be recognised and to have responsive appraisals and guidance produced which are sensitive to their character and history. Where such areas are identified we will</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>produce Planning Advice Notes aimed at promoting high design standards and highlighting buildings or features which we would particularly like to see preserved, enhanced and or reinstated. <u>In addition to areas of local importance the Council values open spaces of heritage value that contribute to the distinctiveness of an area.</u></p> <p>5.2.95-2.8 An example of such an area is the Becontree Estate, which was built by the then London County Council between 1921 and 1934. This area is of historic importance because it was the largest public housing scheme ever undertaken in Britain and, at the time of its planning, the world.</p>
Ess.34	Chapter 5 Policy BP3	FPC / HPC	<p><u>Further Proposed Change 77</u> <u>Hearing Proposed Change 18</u></p> <p>The Council proposes to amend Policy BP3 as follows:</p> <p>POLICY BP3: ARCHAEOLOGY The preservation <u>conservation</u> or enhancement of archaeological remains and their settings will be secured by:</p> <p>(a) Requiring an appropriate assessment and evaluation to be submitted as part of the planning application for any developments in areas of known or potential archaeological interest.</p> <p>(b) Operating a presumption in favour of the preservation <u>conservation</u> of scheduled ancient monuments and other nationally important archaeological sites and their settings.; and</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>(c) Requiring the preservation <u>conservation</u> in situ of other archaeological remains or, where this is not justifiable or feasible and the need for the development and or other material considerations outweigh the importance of the remains, making provision for their excavation, and recording and dissemination, and</p> <p>Where appropriate, access to and interpretation of in-situ archaeological remains should be provided, if this is possible without having a detrimental impact on the site.</p>
Ess.35	Chapter 5 Policy BP3 Reasoned Justification Paragraphs 5.3.1 – 5.3.7	FPC / HPC	<p><u>Further Proposed Changes 78, 79, 80, 81, and 82</u> <u>Hearing Proposed Change 19</u></p> <p>The Council proposes to amend the Reasoned Justification to Policy BP3 as follows:</p> <p>5.3.1 Barking and Dagenham’s Heritage Strategy (<u>2000</u>) states that historic records, archaeological excavations and stray finds have illustrated that the Borough contains potential archaeological sites of all periods of local, national and international significance. Barking and Dagenham is largely urban in character and, apart from the local parks and playing fields, significant areas of undeveloped land remain in only two areas; the marshes bordering the Thames and the agricultural land to the north-east at Marks Gate. Where there are likely to be remains of historical interest below ground level, English Heritage, pursuant to the provisions of the Ancient Monuments and Archaeological Areas Act 1979, may recommend to the Secretary of State the designation of an archaeological area. All important historical sites are recorded on the <u>Greater London Historic Environment Record (GLHER)</u> Monuments and Sites Record. The local authority must then be notified prior to any works being undertaken within a designated area. The local authority must maintain</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>a register of land included within an archaeological area. The Borough has one Scheduled Ancient Monument Site - The Barking Abbey Ancient Monument Site.</p> <p>5.3.2 The national planning policy context in relation to archaeology is set out in <u>PPG16: 'Archaeology and Planning'</u> <u>PPS5 (Planning and the Historic Environment)</u> and <u>supporting Planning Practice Guide</u>, which states a preference that local authorities try and preserve <u>should conserve</u> archaeological remains, ideally in situ, and weigh any potential damage to archaeological remains against the need for the proposed development. Thus, policies should explicitly ask for an evaluation of areas of archaeological potential prior to development occurring, as well as providing for conditions to require preservation and/or recording of remains. <u>It is the responsibility of the applicant to provide a description of the significance of the heritage asset affected including its archaeological interest.</u> The level of detail required should be <u>proportionate to its importance.</u> When considering applications the Council will take into account the relative significance of the remains.</p> <p>5.3.3 London Plan policy 4B.15 states that local authorities should have policies for the preservation of archaeological assets and scheduled ancient monuments.</p> <p>5.3.4 The Greater London <u>Historic Environment Record (GLHER)</u> Sites and Monuments Record (SMR) provides a computerised record of information regarding London's archaeological and historic fabric. The information assists with the early identification of the archaeological and historic interest of an area or site when development is proposed. English Heritage maintains the SMR <u>GLHER</u> for London.</p> <p>5.3.5 When any development is proposed on sites of archaeological significance <u>or considered to have the potential to include heritage assets of archaeological interest</u></p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>(including ancient monuments – both scheduled and unscheduled), a detailed, fully analytical assessment of the <u>site is required and should be set out in the application</u> known and suspected sites or features of archaeological importance will be undertaken to assess the archaeological implications prior to undertaking any development of the site, subject to consultation with English Heritage. Preservation in-situ will be sought.</p> <p>5.3.6 <u>In situ preservation of archaeological remains is favoured where possible.</u> Where preservation of archaeological remains by record is agreed to be appropriate, the applicant will be required to arrange and fund the excavation, investigation, recording of those remains and publication of the findings to an acceptable professional standard.</p> <p>5.3.7 Archive deposition is an essential part of appropriate excavation recording procedure as well.</p>
Ess.36	Chapter 5 Policy BP4	FPC / HPC	<p><u>Further Proposed Changes 83 and 84</u> <u>Hearing Proposed Change 20</u></p> <p>The Council proposes to amend Policy BP4 as follows:</p> <p>POLICY BP4: TALL BUILDINGS</p> <p>A tall building is defined as any building that is 6 or more storeys (15-18 metres tall), which is significantly higher <u>taller</u> than its neighbours, <u>and</u> or which recognisably <u>significantly</u> changes the skyline.</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>Location of Tall Buildings</p> <p>For tall building to be considered acceptable they should be located in areas of high public transport accessibility (PTAL) levels and <u>or</u> as set out in the Site Specific Allocations DPD and <u>or</u> Barking Town Centre Area Action Plan.</p> <p>Design of Tall Buildings</p> <p>Tall buildings are expected be of the highest quality design and layout. They should make a positive contribution to the character and amenity of the surrounding area and contribute to sustainable development. Their design should:</p> <ul style="list-style-type: none"> • Be suited to the wider context in terms of proportion and composition and in terms of their relationship to <u>the historic context</u>, other buildings, pathways, streets, public and private open spaces, rivers and other townscape elements. In particular, buildings should contribute to the diversity, vitality, social engagement and ‘sense of place’ with its surroundings at ground/street level. The provision of a mix of uses on the ground floor will be encouraged; • <u>Not cause harm to the significance of heritage assets and their settings;</u> • Not significantly harm the skyline or any important views. The design of the top of a building will be of particular importance when considering the effect on the skyline; • Be of high architectural quality through its scale, form, massing, proportion and silhouette, and facing materials; • Maintain the permeability of the site in relation to the surrounding area; • Have an acceptable relationship to aircraft, navigation and

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>telecommunication networks;</p> <ul style="list-style-type: none"> • Avoid any microclimatic effects such as sun, reflection, wind and overshadowing; and • Incorporate adaptable design measures. • <p>Where a tall building is proposed adjacent to a watercourse the following criteria should also be met:</p> <ul style="list-style-type: none"> • The buildings should be configured to ensure that they minimise shading of the watercourse or any riverside buffer strip; and • The type and direction of lighting should take the potential impact on the environment of the watercourse into account. <p>In this instance, the Council may seek a contribution towards the improvement of an existing open space through a Section 106 agreement.</p>
Ess.37	Chapter 5 Policy BP4 Reasoned Justification Paragraphs 5.4.1 – 5.4.3	HPC	<p><u>Hearing Proposed Change 21</u></p> <p>The Council proposes to amend the Reasoned Justification to Policy BP4 as follows.</p> <p>5.4.1 A properly located and designed tall building can provide a local landmark or catalyst for regeneration. However because of its scale and prominence it has the potential to significantly harm local character, <u>the historic environment</u>, sustainability and amenity if sited and designed poorly.</p> <p>5.4.2 Details how the design and location of tall buildings address the criteria should be set out in a design and access statement. <u>The English Heritage/CABE Guidance on Tall Buildings (2007) 'criteria for evaluation'</u> should also be addressed.</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
			<p>5.4.3 The Council's Urban Design Framework SPD (2007) sets out further information and guidance in relation to local views, vistas and landmarks. <u>The Barking Town Centre Area Action Plan DPD provides additional guidance on the location of tall buildings in the town centre. The Council is producing a Station Masterplan SPD which will give further detail with regards to the location of tall buildings in the Barking Station area (BTCSSA3).</u></p>
Ess.38	<p>Chapter 5</p> <p>Policy BP6 Reasoned Justification Paragraph 5.6.5 – 5.6.6</p>	FPC	<p><u>Further Proposed Change 85</u></p> <p>The Council proposes the following amendment to justification paragraph 5.6.5.</p> <p>5.6.5 Following from this, <u>Mayor produced a Housing Design Guide for London (August 2010) which incorporates internal space standards. The standards set out in this policy are broadly consistent with those set out in Mayor's Housing Design Guide. Should these standards be adopted as supplementary planning guidance to the London Plan it is considered acceptable for developers to follow the Mayor's approach instead of that set out under Policy BP6. GLA Draft Housing Strategy, published in September 2007, indicates that a Housing Design Guide will be produced by Design for London, which includes consideration of internal space standards.</u></p> <p>5.6.6 Space standards for studio flats have not been provided as the borough is not seeking to encourage any growth to its supply of this type of accommodation. Any proposals for studio flats will expected to provide at least 1 double bedroom (i.e. 2 person bed-spaces), and will be judged against the standards set out in this policy for a 2 person dwelling.</p>

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
Ess.39	Chapter 5 Policy BP8	HPC	<p><u>Hearing Proposed Change 22</u></p> <p>The Council proposes to amend the second bullet point of Policy BP8 as follows:</p> <ul style="list-style-type: none"> • Not lead to significant overlooking (loss of privacy <u>and immediate outlook</u>) or overshadowing (loss of daylight <u>and sunlight</u>). of neighbouring properties.
Ess.40	Chapter 5 Policy BP8	HPC	<p><u>Hearing Proposed Change 23</u></p> <p>The Council proposes to make the following amendments to Policy BP8:</p> <ul style="list-style-type: none"> • Minimise <u>Ensure existing and proposed occupiers are not exposed to unacceptable levels of</u> pollution that may arise from the development. This can include noise, smoke, fumes, refuse and/or lighting during construction and occupation; and • Minimise <u>Ensure existing and proposed occupiers are not exposed to unacceptable levels of</u> the general disturbance arising from the development, through such activities as traffic movements to, from and within the site during construction and occupation.

Reference	Paragraph, Page, Policy, Chapter, Or Topic	Origin of Change	Proposed Changes
Ess.41	Chapter 5 Policy BP8 Reasoned Justification Paragraph 5.8.1	HPC	<p><u>Hearing Proposed Change 24</u></p> <p>The Council proposes to amend Reasoned Justification paragraph 5.8.1:</p> <p>5.8.1 To achieve good quality design and protect amenity, <u>a development must provide high quality living conditions for future occupiers. The development proposal must also and</u> carefully consider how it contributes to local character and the impact it has on surrounding developments.</p>