

Working in partnership



**Barking &
Dagenham**

London Borough of Barking and Dagenham

Draft Local Plan 2037

Appendix Two: Site Allocation Proformas

September 2024

Prepared by Be First Planning Policy

Sites within Strategic Area SPP1: Barking and the River Roading Area

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Housing Allocation 'Indicative Minimum Capacity' and 'Units' set out the net minimum number of new homes it is expected there is capacity to deliver within the Plan period.

Site Ref

Site Name

Site Area

AO

Mellish Close Garages

0.09ha

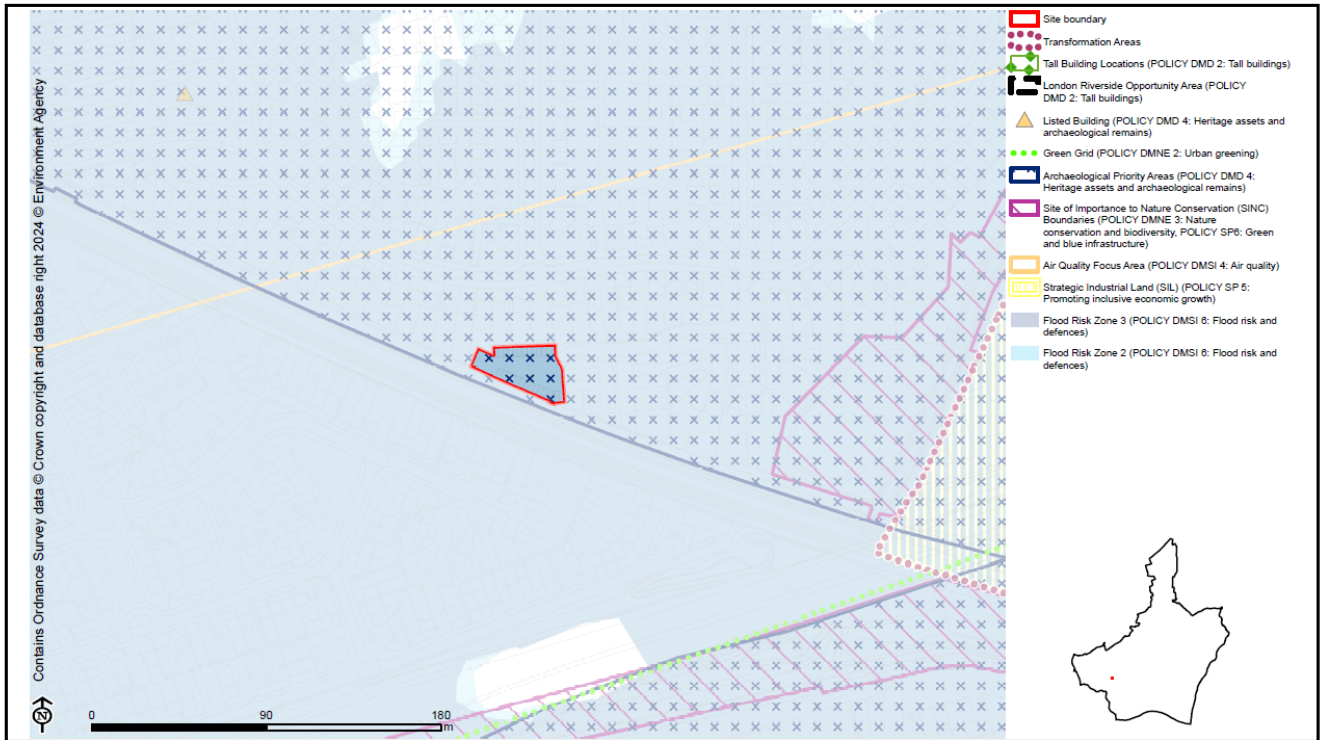
Site Map

Ownership

SPP Area

LBBD

SPP1



Units

6

Site Reference

AJ

Site Name

Gascoigne East Estate

Site Area

14.97ha

Ward

Gascoigne

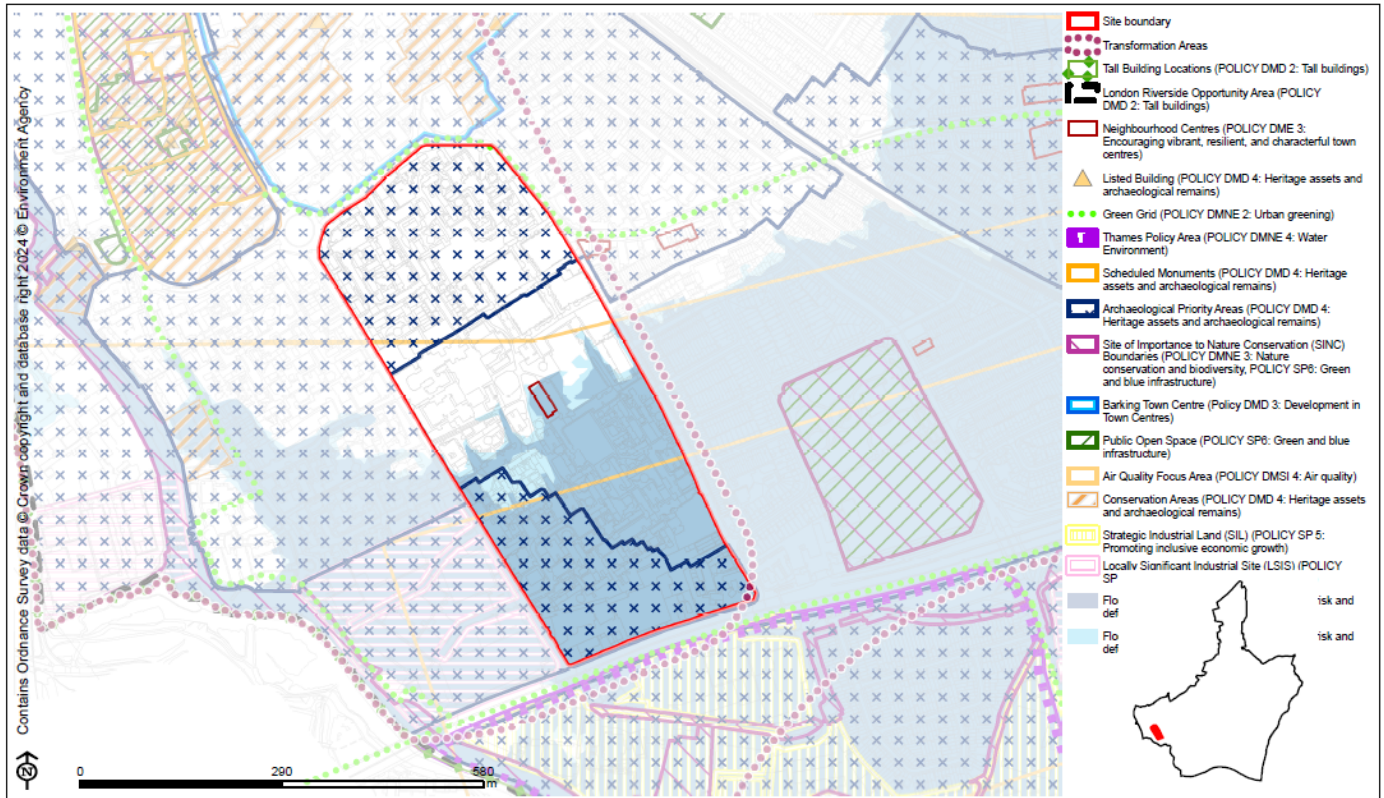
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP1



Locations & Existing Use

Residential

Proposed Use(s)

- A comprehensive estate renewal scheme, including residential, education, health, employment and community floorspace.
- Capacity of delivering circa net 1,943 new homes and a Neighbourhood Centre with up to 1,850 sq.m of commercial, employment and community space.

Development Requirements

- Consideration of strengthening the relationship with adjacent land/areas, see Policy: SPP1
- For part of site within Flood Zone 3, providing flood mitigation and adaptation measures to comply Policies DMNE 4 and DMSI 6, and having regard to the TE 2100 Plan
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

- Gascoigne Estate East 14/00703/OUT incl full permission for phase 1
- Gascoigne Estate East Phase 2 15/01084/FUL as amended by 19/00310/FUL (minor variations)
- Gascoigne Estate West 17/00977/OUT
- 17/02151/FUL (24 units)
- 19/01321/FUL (526 units)
- 20/01866/REM (all reserved matters for 526 dwellings) approved on 18-12-2020
- 20/01250/REM
- 20/01251/VAR (includes full planning permission for Phase 1a, 348 dwellings, and Phase 1b, 73 dwellings)

Indicative minimum capacity

1,943 new homes

Site Reference

AK

Site Name

Vicarage Field

Site Area

3.13ha

Ward

Abbey

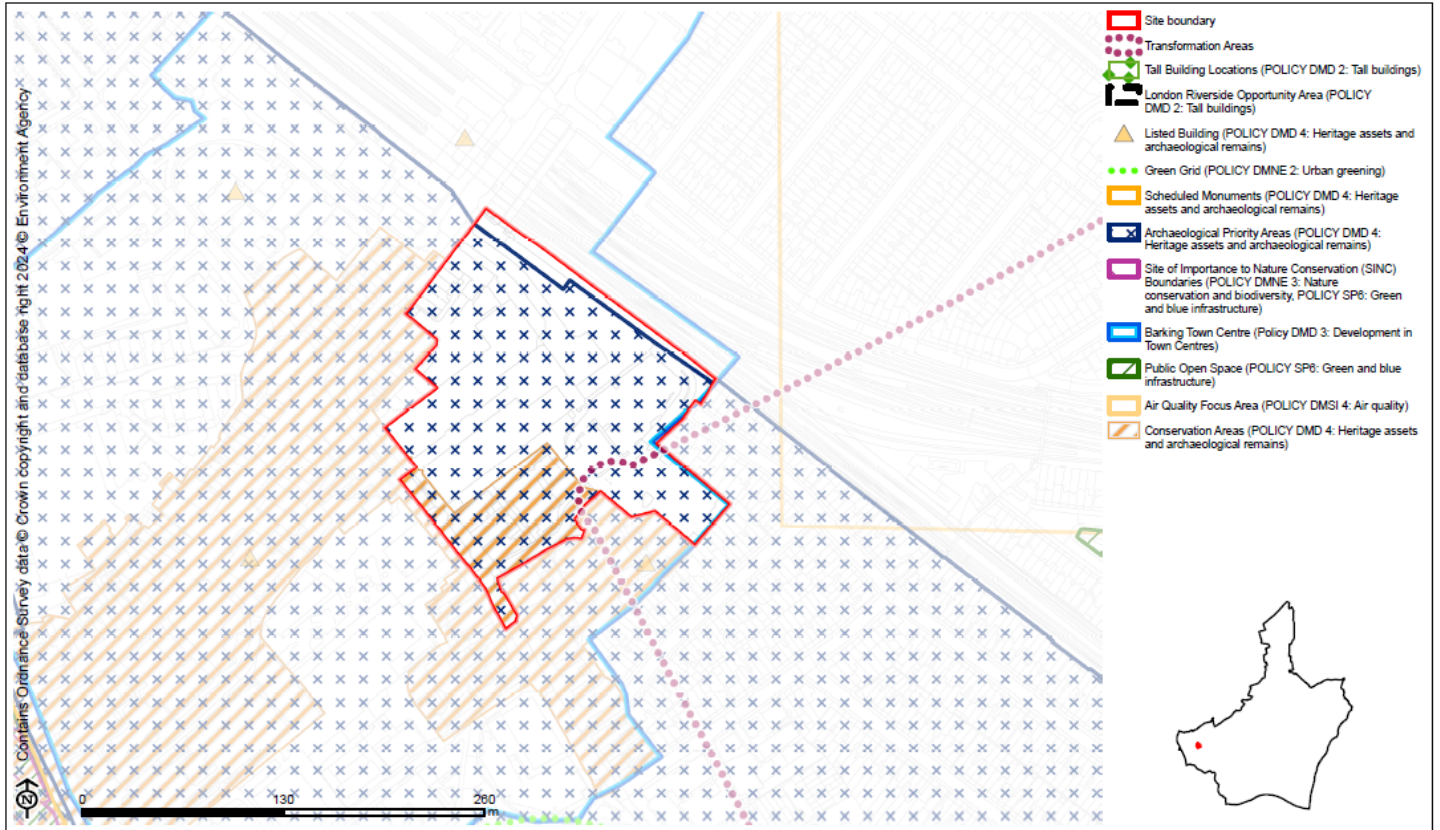
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Retail centre with parking (The Vicarage Field shopping centre)

Proposed Use(s)

- A comprehensive mixed-use redevelopment in Barking Town Centre.
- Potential to deliver circa 900 new homes, with up to 138,000 sqm of GEA comprising of up to 30,900 sq.m of commercial, business and services floorspace (Use Class E), up to three-form entry primary school (Use Class F1), up to 7,750sqm hotel floorspace (Use Class C1), up to 81,750 sqm of residential floorspace (Use Class C3) and leisure and public house uses (Sui Generis).

Development Requirements

- Vicarage Field is located within Barking Town Centre, and is adjacent to Abbey and Barking Town Centre Conservation Area - comply to Policies DME3 and DMD4
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required..

Relevant Planning History

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

Indicative minimum capacity

900 new homes

Site Reference

AL

Site Name

Gascoigne Estate West

Site Area

3.39ha

Ward

Gascoigne

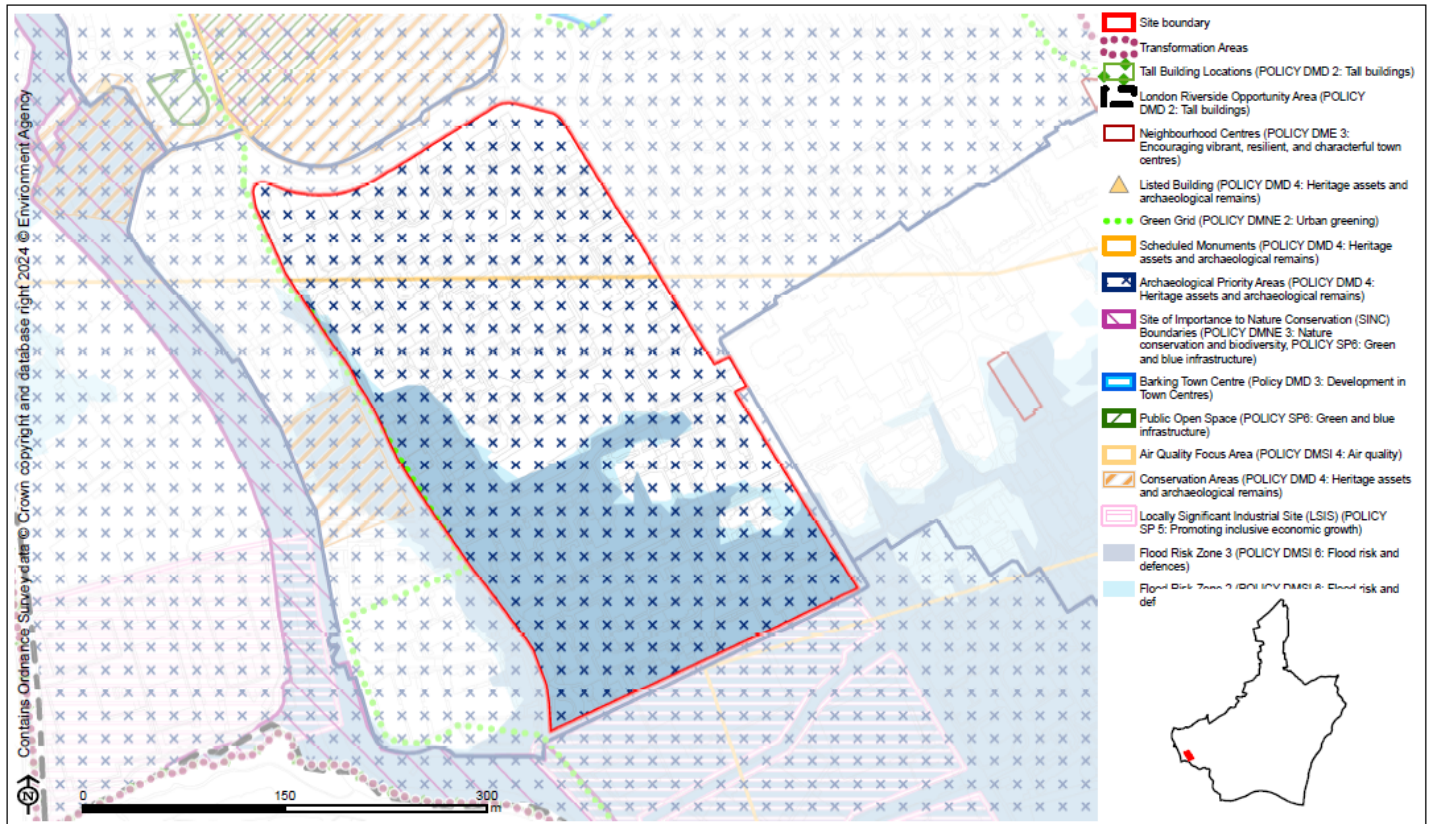
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP1



Locations & Existing Use

Residential

Proposed Use(s)

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

Development Requirements

- Consideration of strengthening the relationship with the adjacent land/areas, see Policy: SPP1
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE 4 and DMSI 6, and having regard to the TE 2100 Plan
- In accordance with Local Plan Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

- 17/00977/OUT varied by 19/01320/OUT
- 20/01675/FULL approved on 05-03-2021

Indicative minimum capacity

850 homes

Site Reference

AM

Site Name

Crown House and Linton Road Car Park

Site Area

0.43

Ward

Abbey

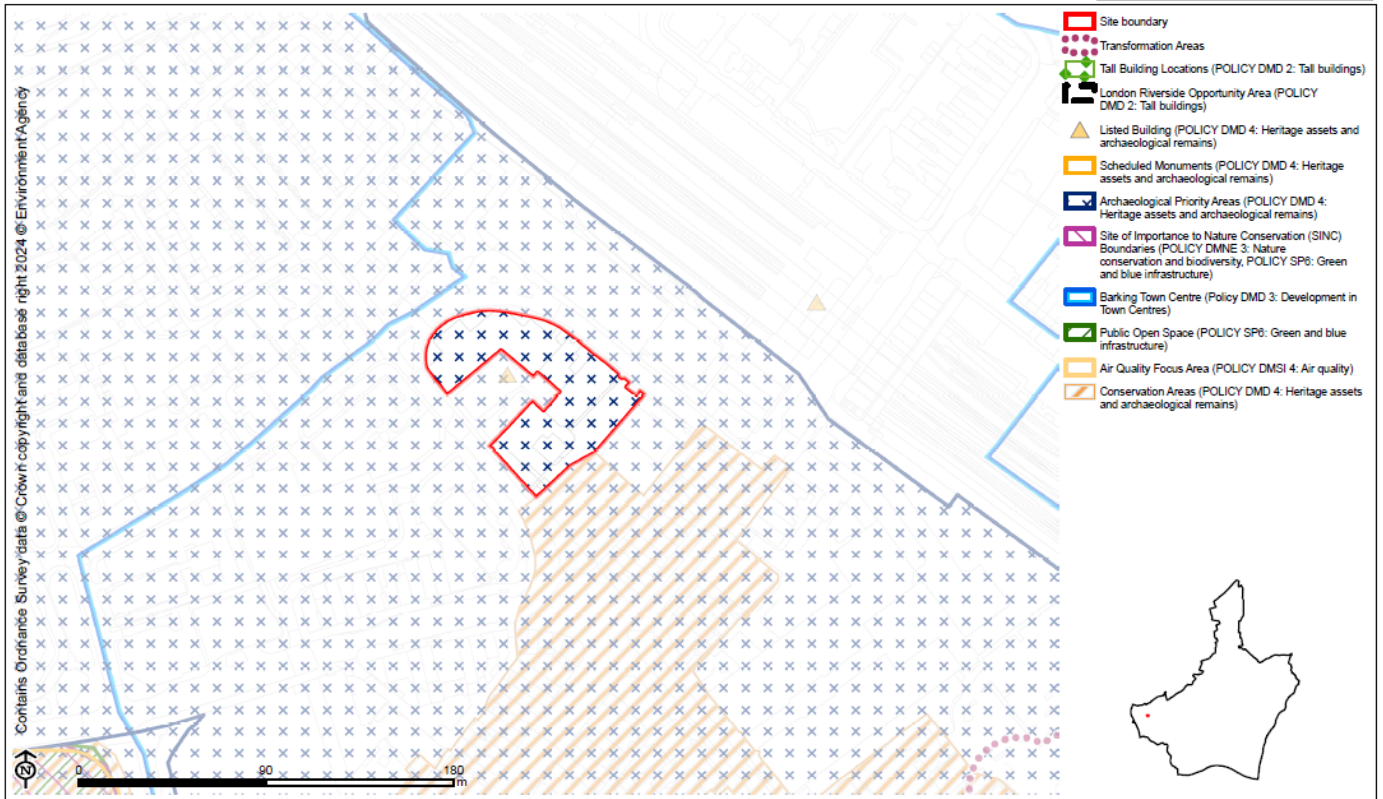
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Office and car park

Proposed Use(s)

Residential

Development Requirements

- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

- 18/01972/FUL approved (subject to legal agreement) on 10-07-2020

Indicative minimum capacity

396 new homes

Site Reference

Site Name

AV

Abbey Sports Centre

Site Area

Ward

Ownership

0.42ha

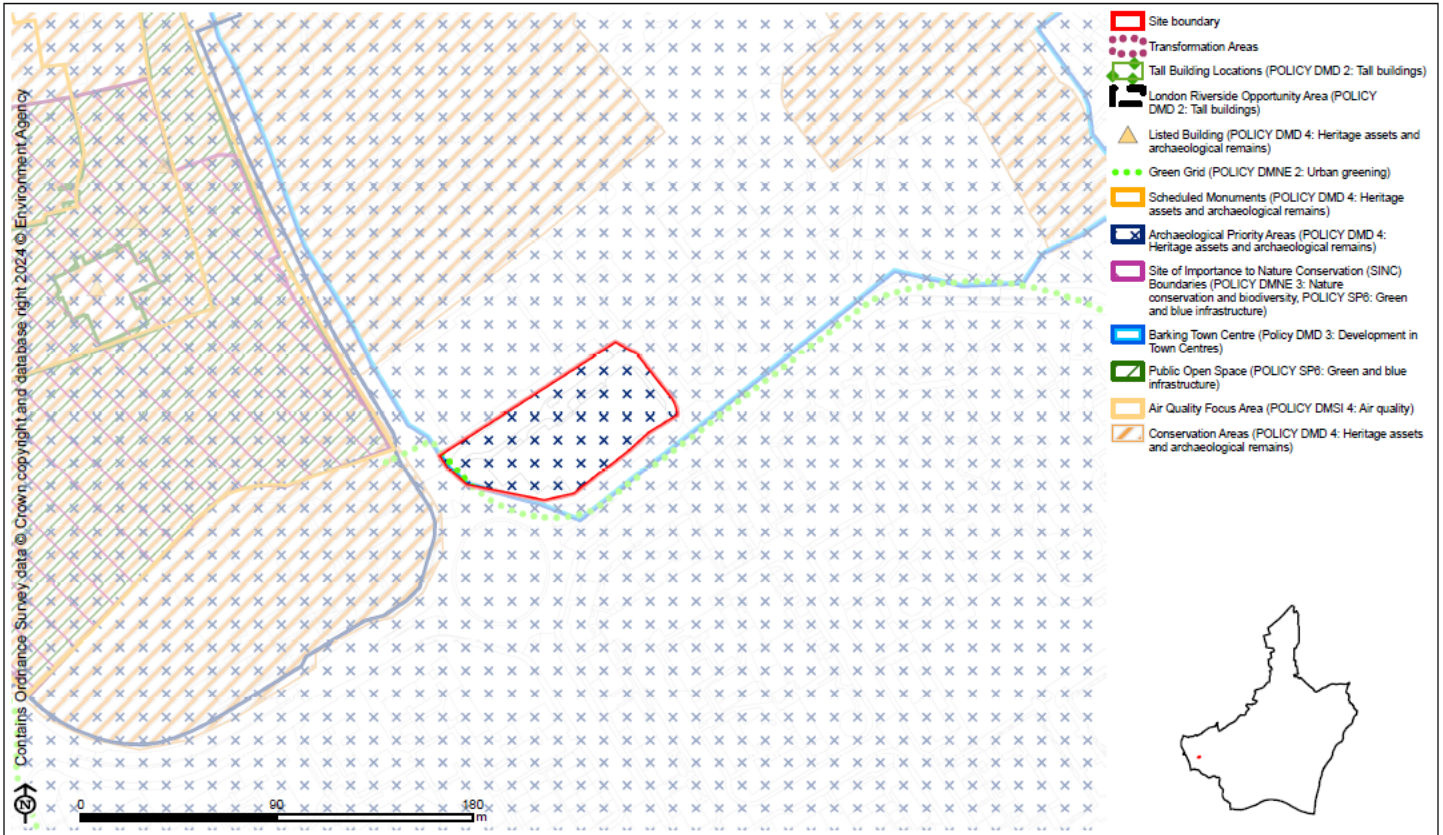
Abbey

LBBB

Site Map

SPP Area

SPP1



Locations & Existing Use

Cleared site

Proposed Use(s)

- Mixed use (residential, flexible commercial, cinema).

Development Requirements

- The site is located within Barking Town Centre, and is adjacent to Abbey and Barking Town Centre Conservation Area -comply to Policies DME3 and DMD4
- The development must have regard to nearby heritage assets including nearby listed buildings and Barking Abbey, a Scheduled Monument.

Relevant Planning History

- 18/00331/FUL approved on 13-01-2020

Indicative minimum capacity

170 new homes

Site Reference

BB

Site Name

Tesco Car Park

Site Area

3.05ha

Ward

Gascoigne

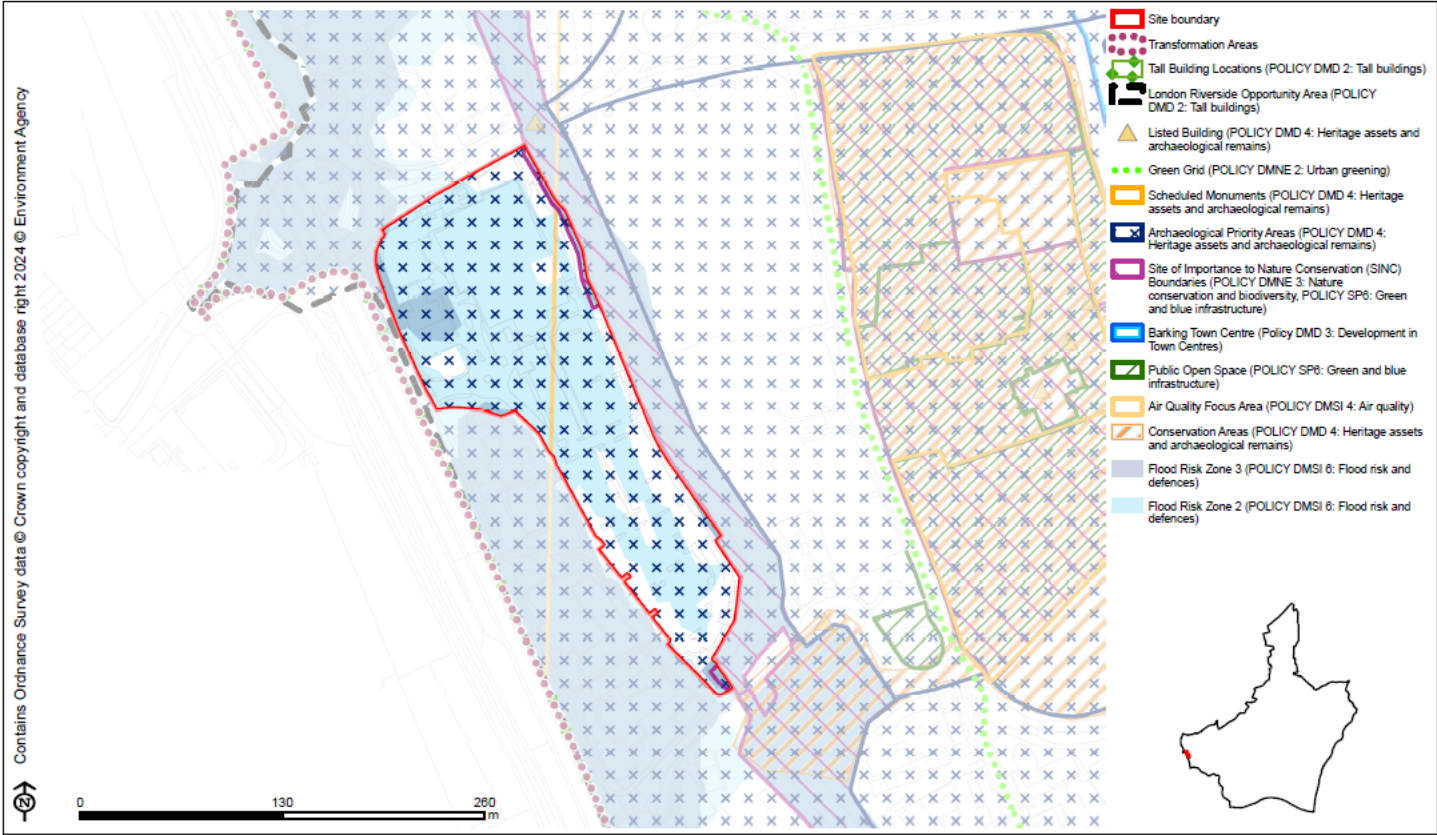
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Tesco supermarket, fuel station and ancillary car park

Proposed Use(s)

- A comprehensive mixed-use development. Potential capacity of delivering circa 1,500 new homes

Development Requirements

- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, focusing on the quality of the architecture, amenity space and public realm for example, improving existing pedestrian footways to facilitate pedestrian movement/access into the site giving particular regard to the relationship with London road to the north and West Bank to the south
- Consideration of the nearby conservation area/heritage assets in accordance with the Policy DMD4.
- Early engagement with the council's education team to discuss potential education provision to meet the needs arising from the development
- The site contains bronze age timber platforms and trackways which is likely to need appropriate archaeological evaluation.
- An archaeological assessment must be submitted in support of any planning application; this will inform how design can preserve or enhance any heritage asset.
- In line with Policy DMNE 4: Water environment, the development will need to consider ways to enhance the estuary and river edge for fish and other wildlife.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

- 18/02131/FUL (for part of the site - car park only) approved on 27-07-2021

Indicative minimum capacity

1,500 new homes

Site Ref

Site Name

Site Area

BO

Elim Pentecostal Church 194

0.06ha

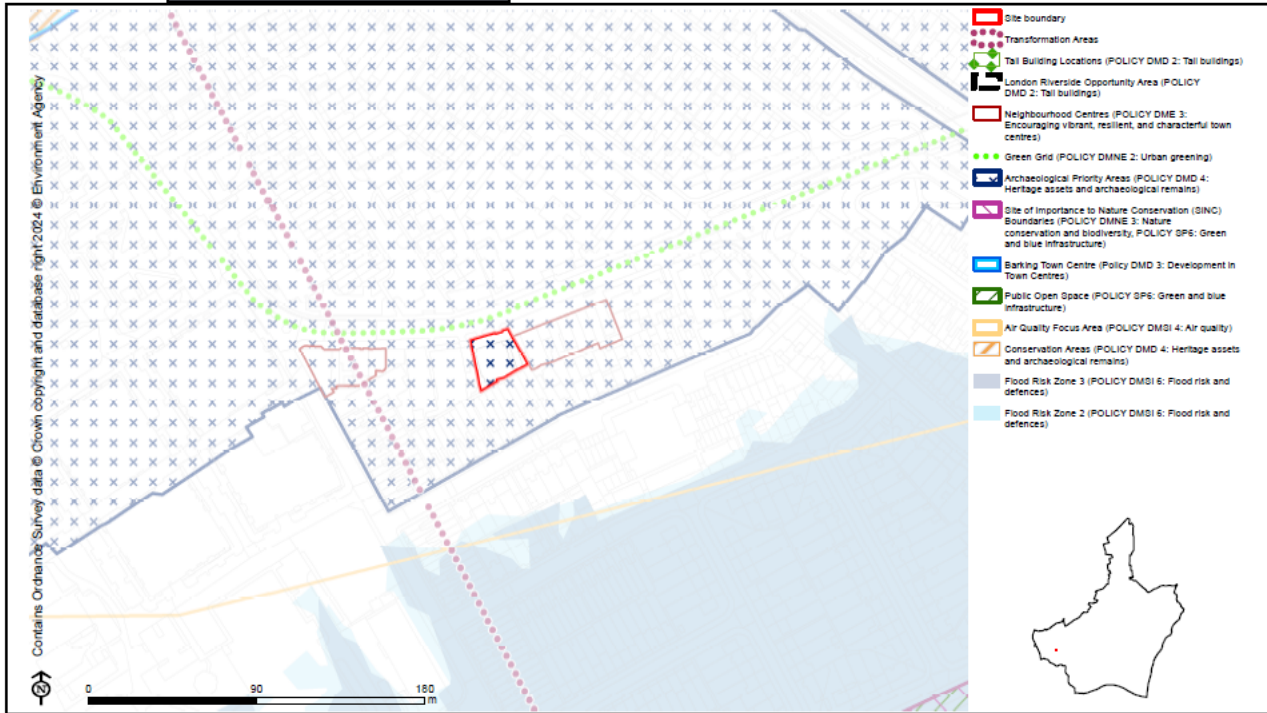
Site Map

Ownership

SPP Area

Private

SPP1



Relevant Planning History

15/01099/FUL

Units

9

Site Ref

BZ

Site Name

174-176 Ripple Road

Site Area

0.03ha

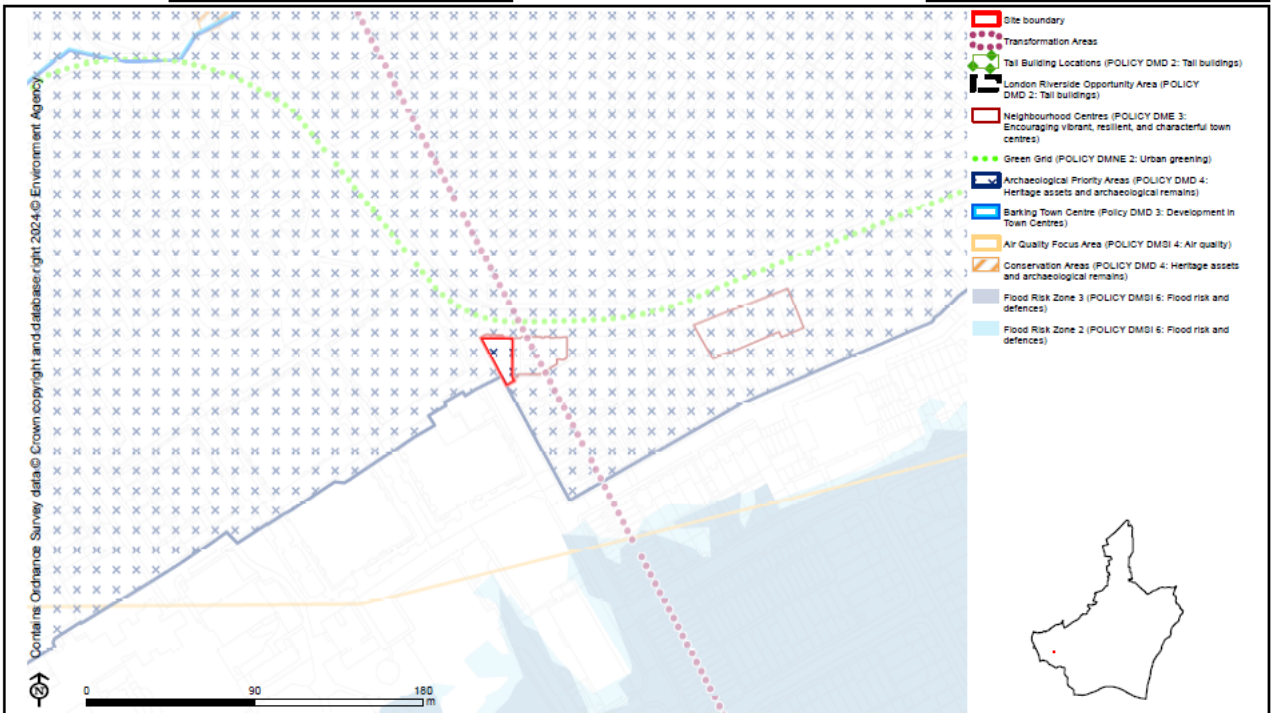
Site Map

Ownership

Private

SPP Area

SPP1



Relevant Planning History

20/01832/FULL approved on 11-03-2021

Units

8

Site Reference

CD

Site Name

Former site of White Horse Public House and Omnibus Park, North Street

Site Area

0.26ha

Ward

Abbey

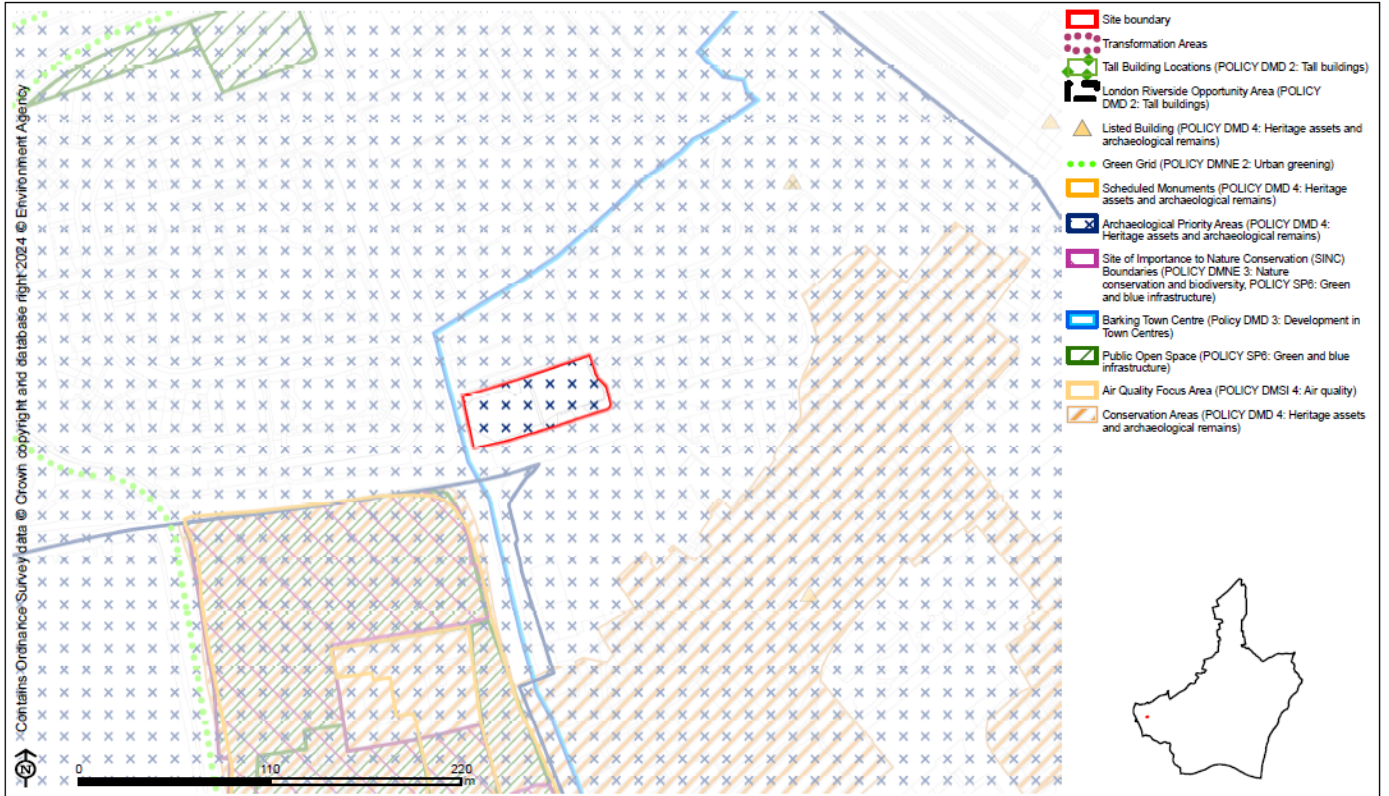
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Retail parade and bus standing area

Proposed Use(s)

- Mixed use

Development Requirements

- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

- 19/00855/FUL (196 units) approved on 05-02-2021

Indicative minimum capacity

196 new homes

Site Reference

CM

Site Name

Gascoigne Industrial Area

Site Area

6.62ha

Ward

Gascoigne

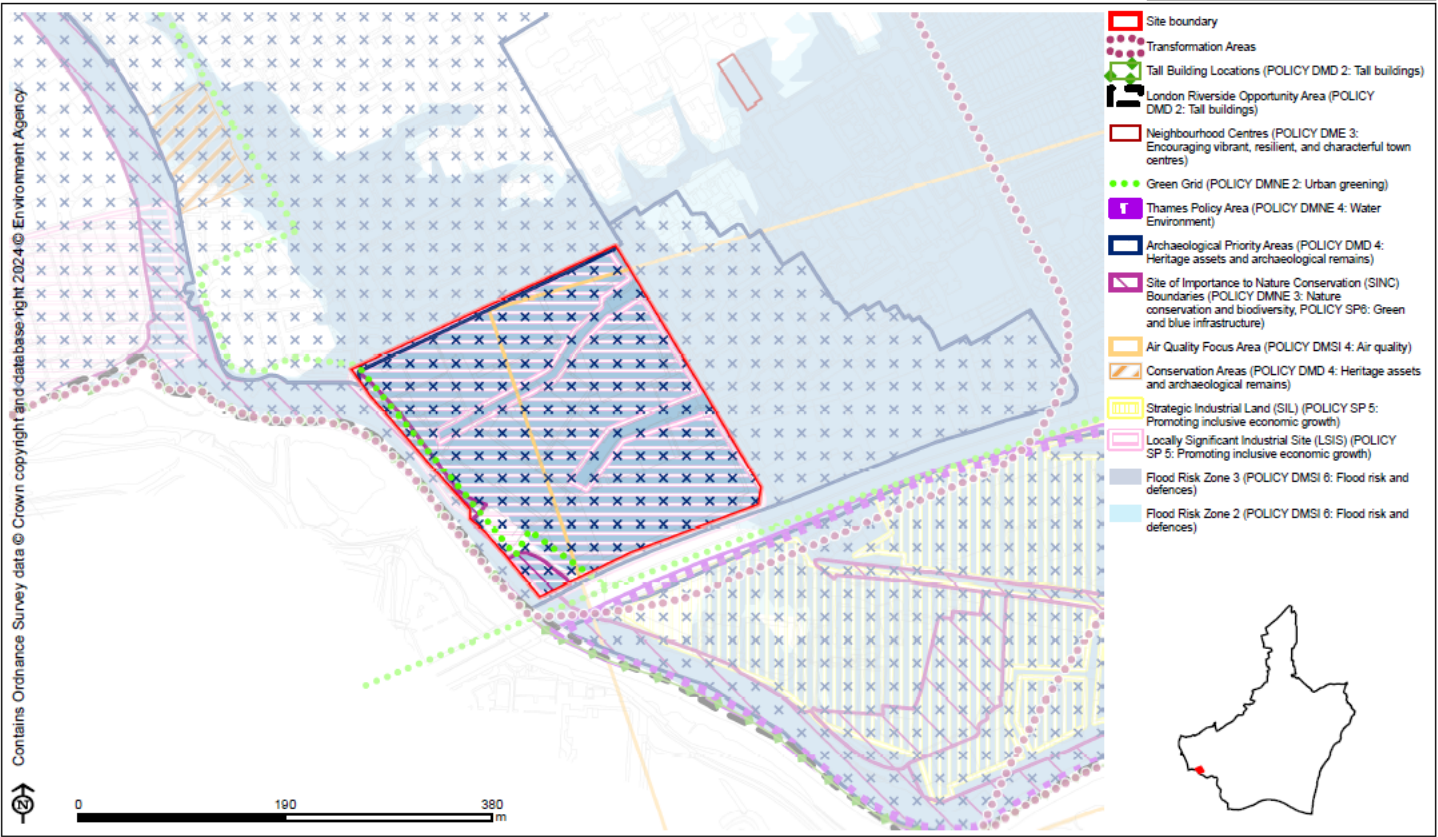
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP1



Locations & Existing Use

Industrial units

Proposed Use(s)

- A comprehensive residential-led mixed-use development.
- Potential capacity of delivering circa 2,296 new homes, 1 new primary school, with opportunity for co-location to accommodate the vision for redevelopment of the Gascoigne Estate .

Development Requirements

- The site is identified as Locally Significant Industrial Site (LSIS)
- Early engagement with the council's education team to discuss potential education provision to meet the needs arising from the development
- Consideration of strengthening the relationship with the adjacent land/areas, see Policy SPP1
- In line with Policy DMNE 4: Water environment, the development will need to consider ways to enhance the estuary and river edge for fish and other wildlife.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

N/A

Indicative minimum capacity

2,296

Site Ref

Site Name

Site Area

CP

Sebastian Court

0.33ha

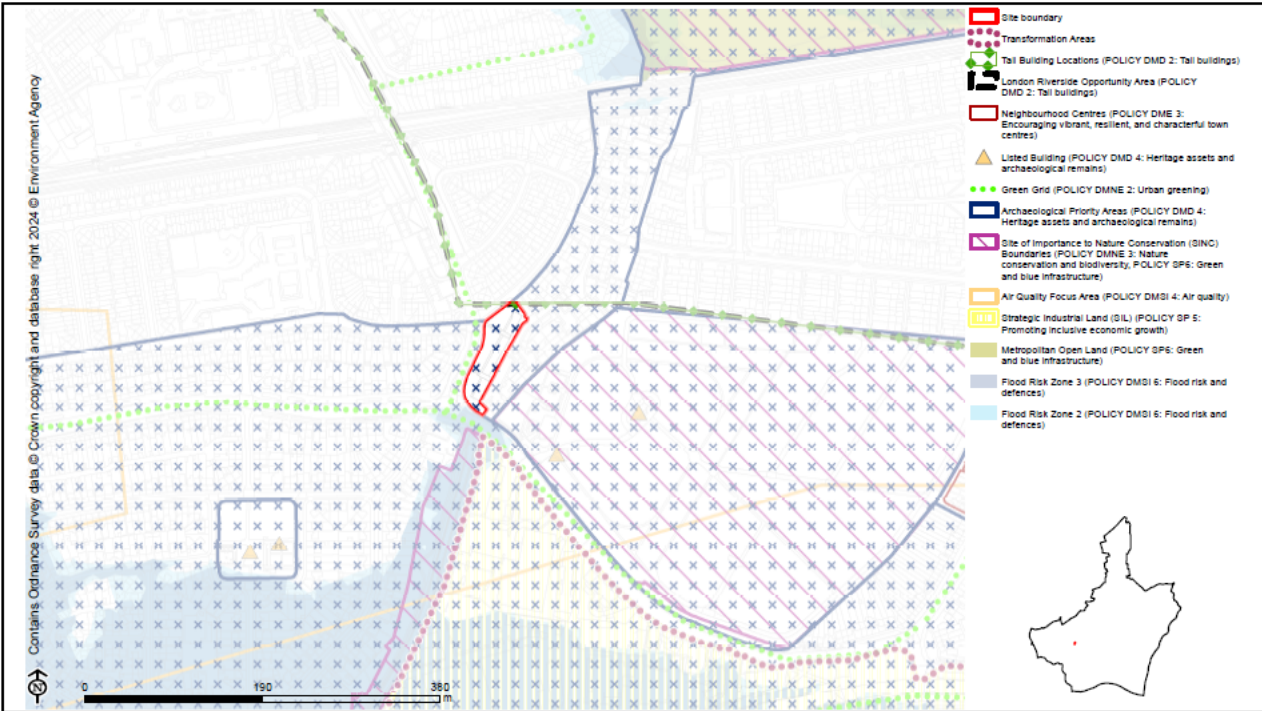
Site Map

Ownership

SPP Area

LBBD

SPP1



Relevant Planning History

19/00624/FUL approved on 05-08-2019

Units

30

Site Ref

Site Name

Site Area

CY

Artist Housing, Linton Road

0.07ha

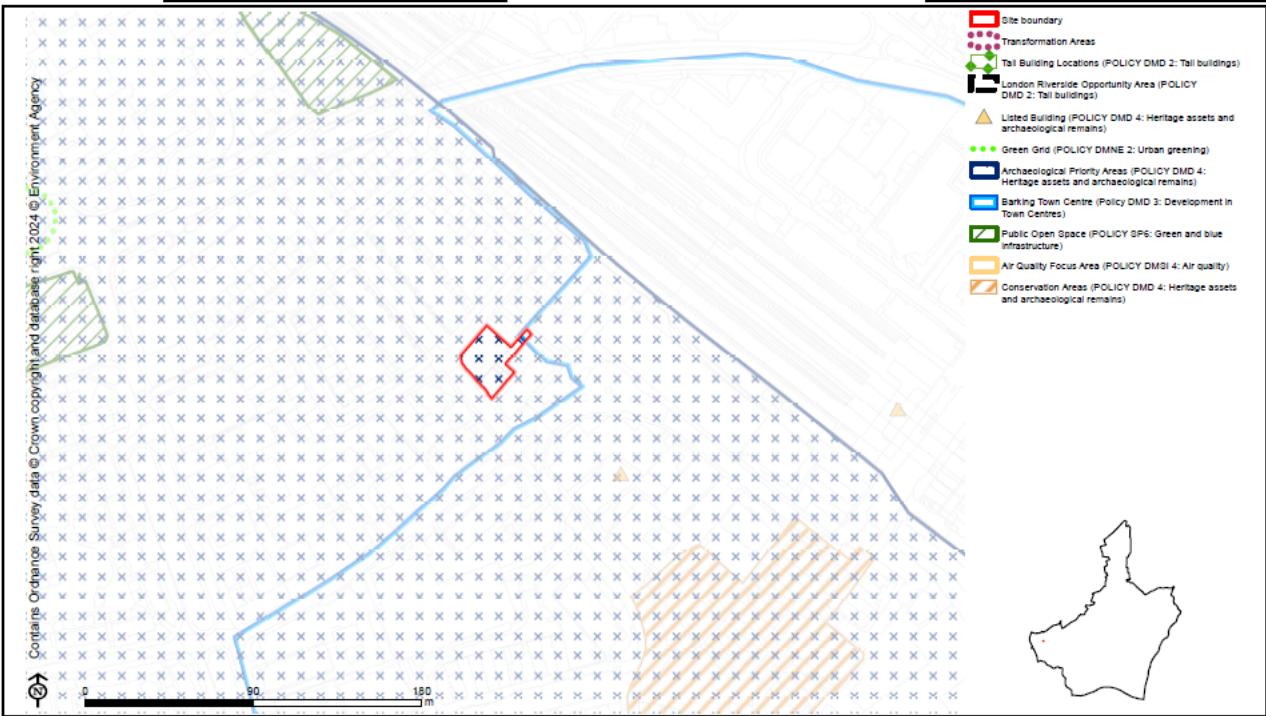
Site Map

Ownership

SPP Area

LBBD

SPP1



Relevant Planning History

18/00555/FUL approved on 24-09-2018

Units

12

Site Ref

Site Name

Site Area

DG

Bamford Road

0.22ha

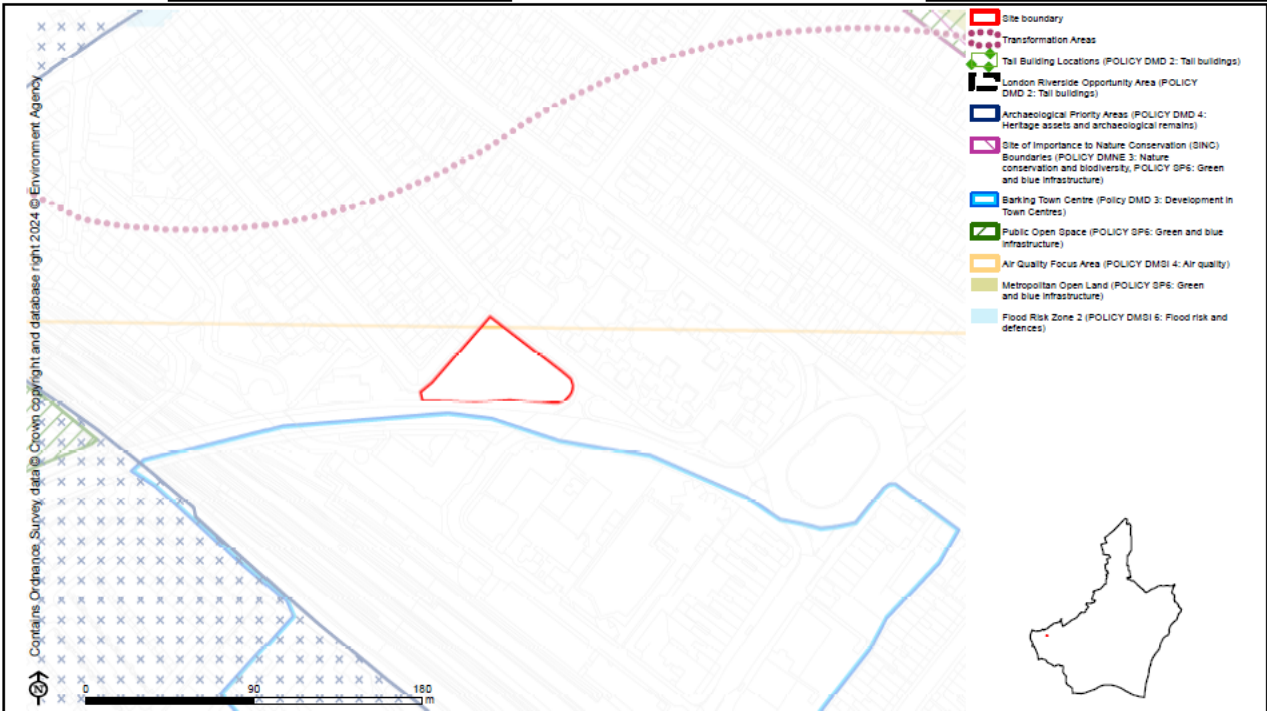
Site Map

Ownership

SPP Area

Private

SPP1



Relevant Planning History

N/A

Units

98

Site Reference

DJ

Site Name

Clockhouse Avenue

Site Area

0.74ha

Ward

Abbey

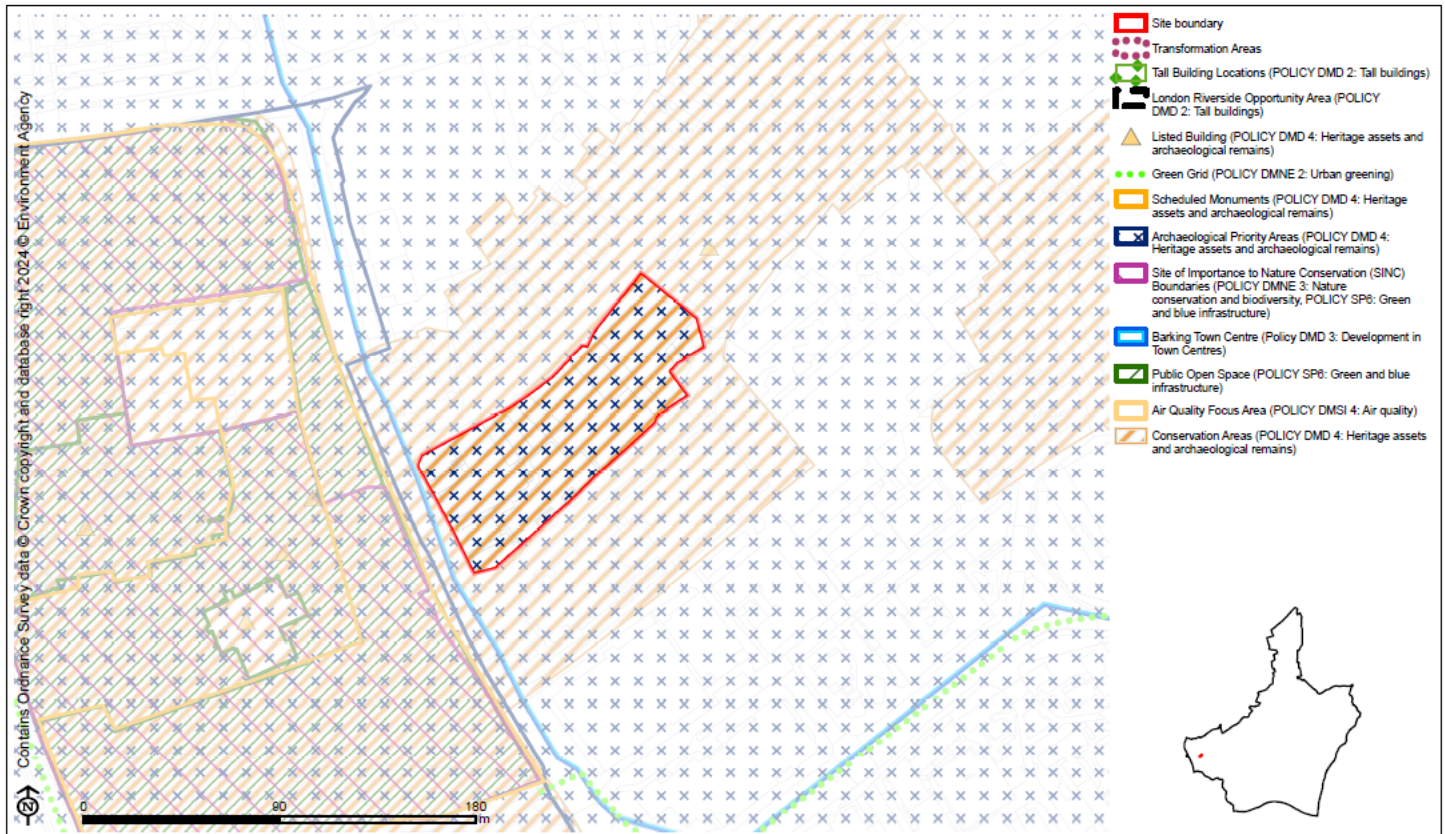
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP1



Locations & Existing Use

Retail (Primary Frontage) / Clockhouse avenue building

Proposed Use(s)

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

Development Requirements

- Development must preserve or enhance the character or appearance of the Abbey and Barking Town Centre Conservation Area

Relevant Planning History

- 21/01908/FULL (up to 59 homes) approved on 28/10/2022

Indicative minimum capacity

250 new homes

Site Reference

DO

Site Name

Town Quay

Site Area

0.46ha

Ward

Gascoigne

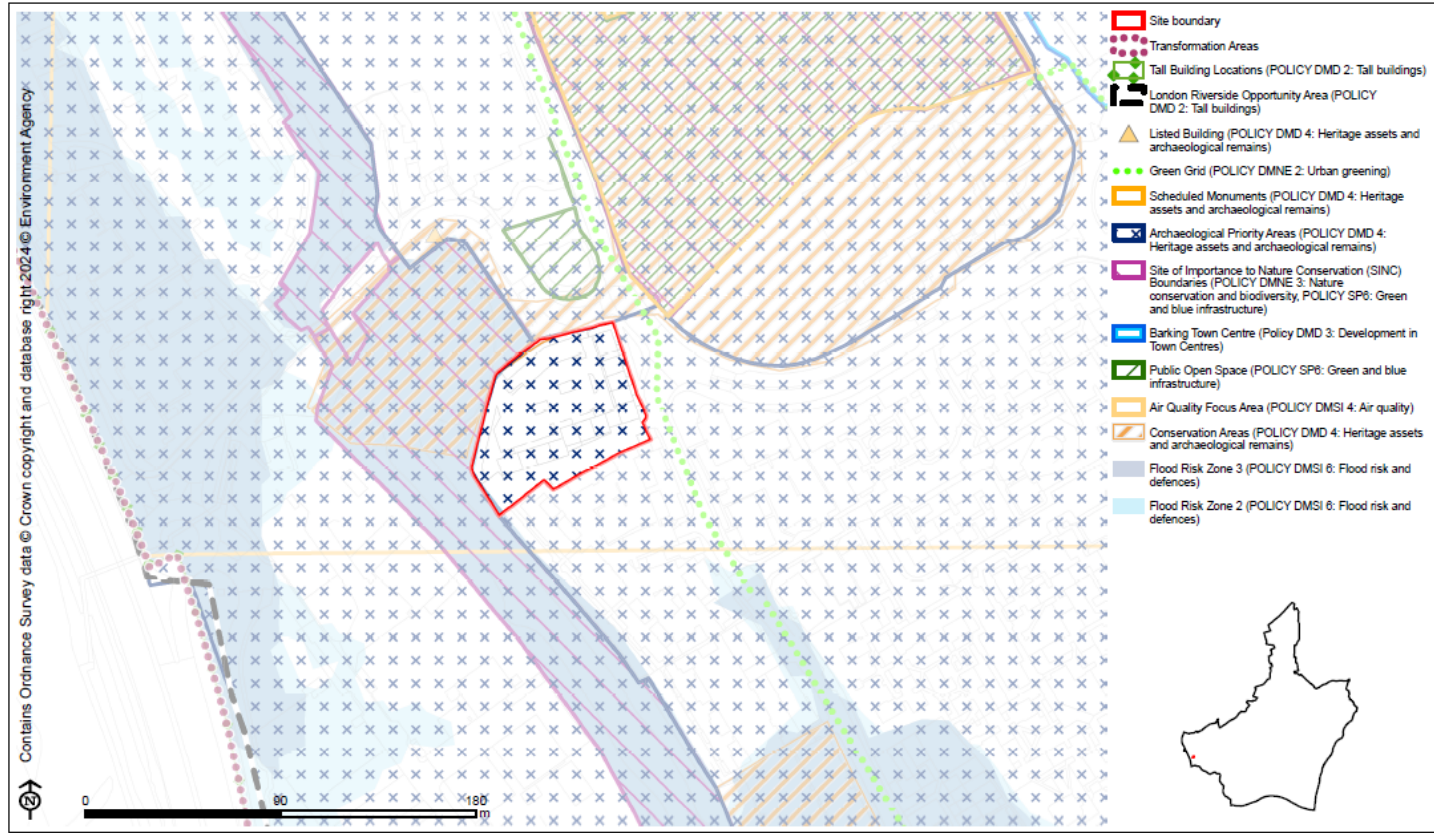
Ownership

Public/Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Office buildings and residential dwellings

Proposed Use(s)

Residential

Development Requirements

- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- The development must have regard to nearby heritage assets including nearby listed buildings and Barking Abbey, a Scheduled Monument.
- Consideration of the nearby Abbey and Barking Town Centre Conservation Area/heritage assets in accordance with Policy DMD4.
- The development should enhance connectivity to Abbey Green

Relevant Planning History

15/01258/PRIOFF 16/00407/PRIOFF
15/01259/PRIOFF 16/00999/PRIOFF
15/01576/PRIOFF 17/00718/PRIOFF
15/01577/PRIOFF

Indicative minimum capacity

138 new homes

Site Reference

DP

Site Name

Former Abbey Retail Park

Site Area

2.23ha

Ward

Gascoigne

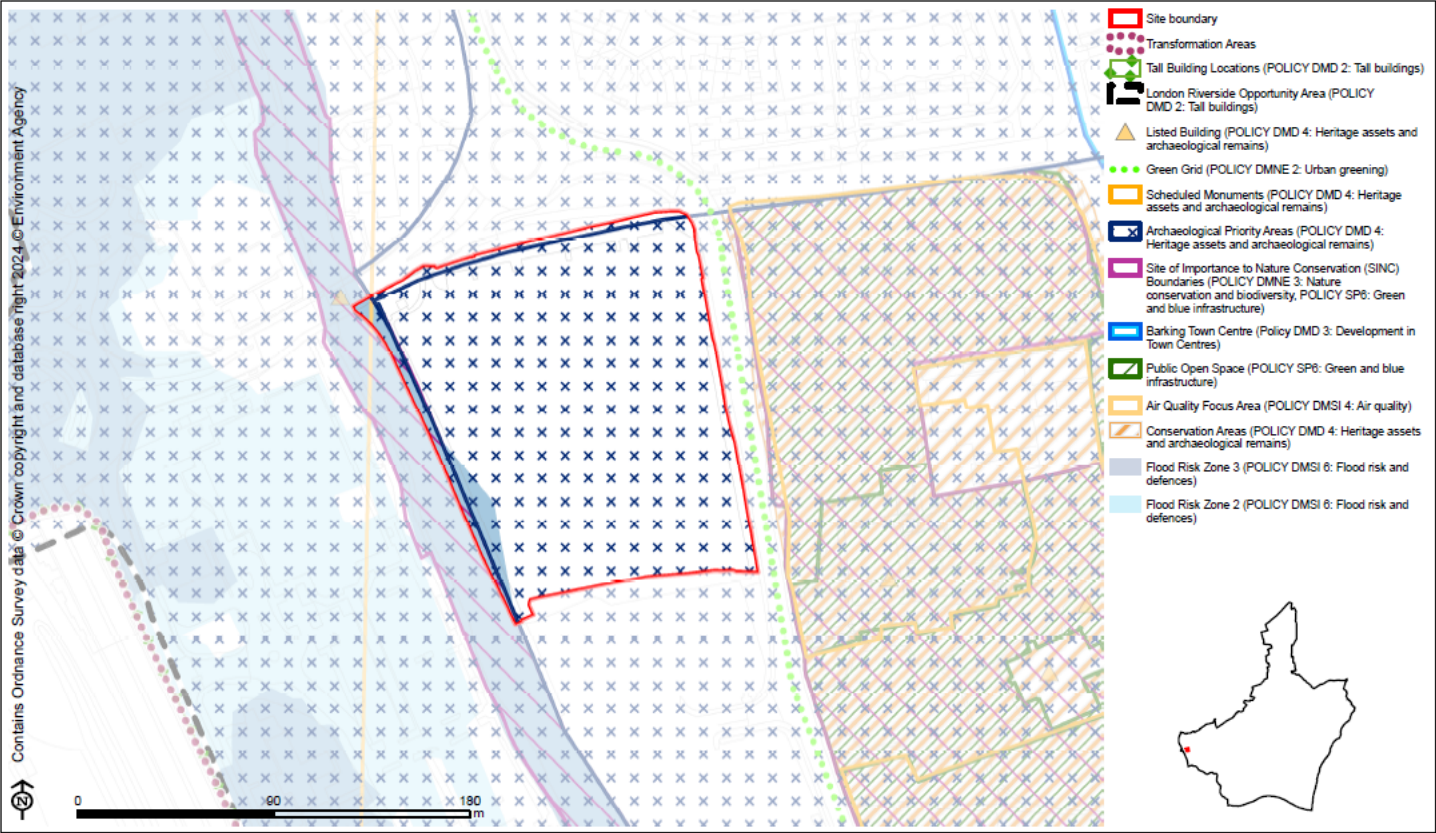
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Vacant brownfield land (former industrial estate)

Proposed Use(s)

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

Development Requirements

- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, focusing on the quality of the architecture, amenity space and public realm
- Consideration of the nearby conservation area/heritage assets in accordance with the Policy DMD4.
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

- 18/02013/FUL approved on 07-01-2020

Indicative minimum capacity

1,089 new homes

Site Reference

EA

Site Name

Barking Station

Site Area

2.56ha

Ward

Abbey

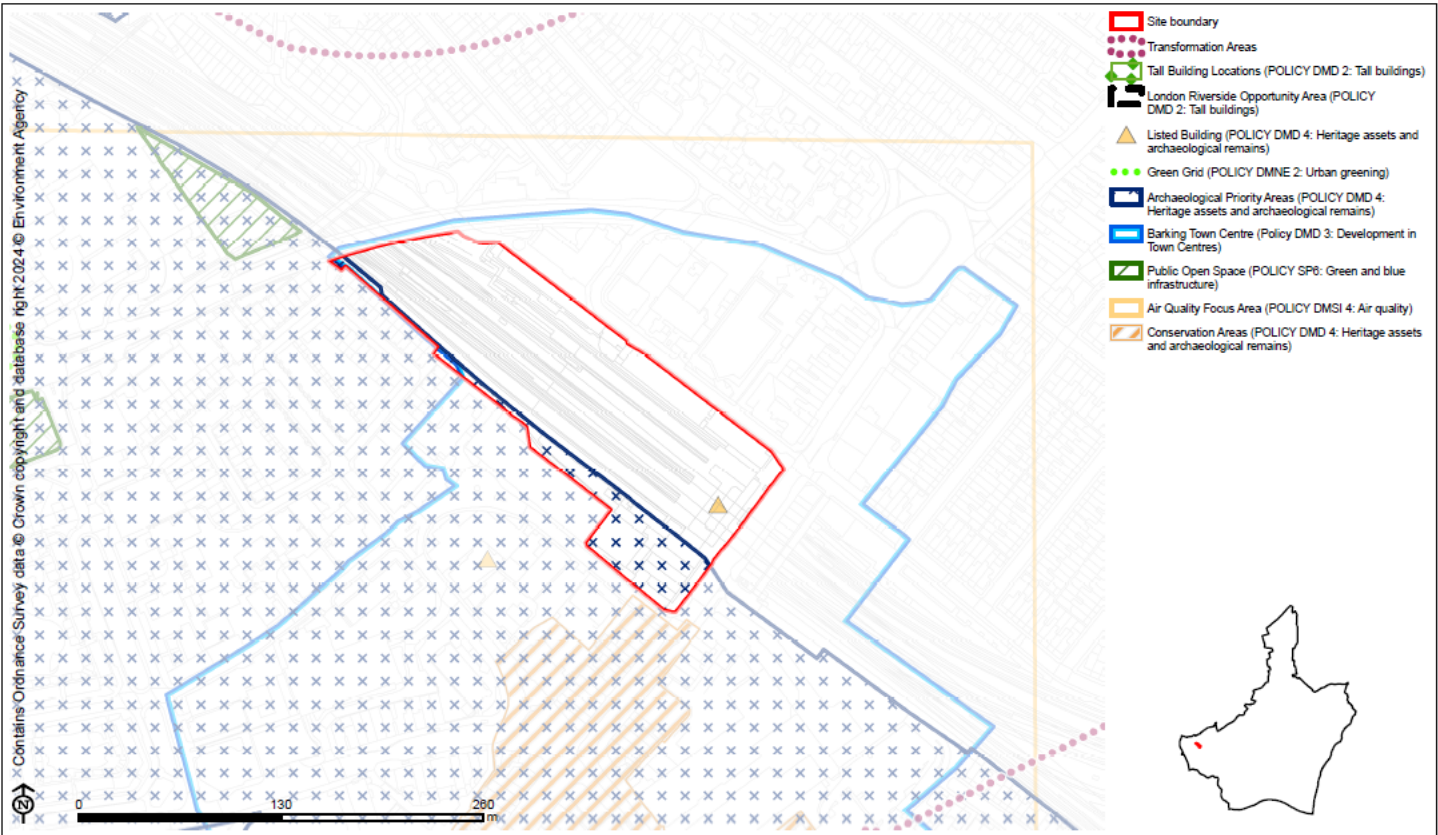
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

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

Proposed Use(s)

- A comprehensive mixed-use redevelopment. Potential capacity of delivering 1,193 new homes and flexible commercial floorspace, including affordable workspace.

Development Requirements

- Consideration of the nearby Abbey and Barking Town Centre conservation area/heritage assets in accordance with the Policy DMD4
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

- 18/01927/FUL (Trocoll House) approved (subject to legal agreement) on 14-07-2021 (for part of site:198 homes)

Indicative minimum capacity

1,193 new homes

Site Reference

HA

Site Name

Wickes (Hertford Road)

Site Area

1.3ha

Ward

Abbey

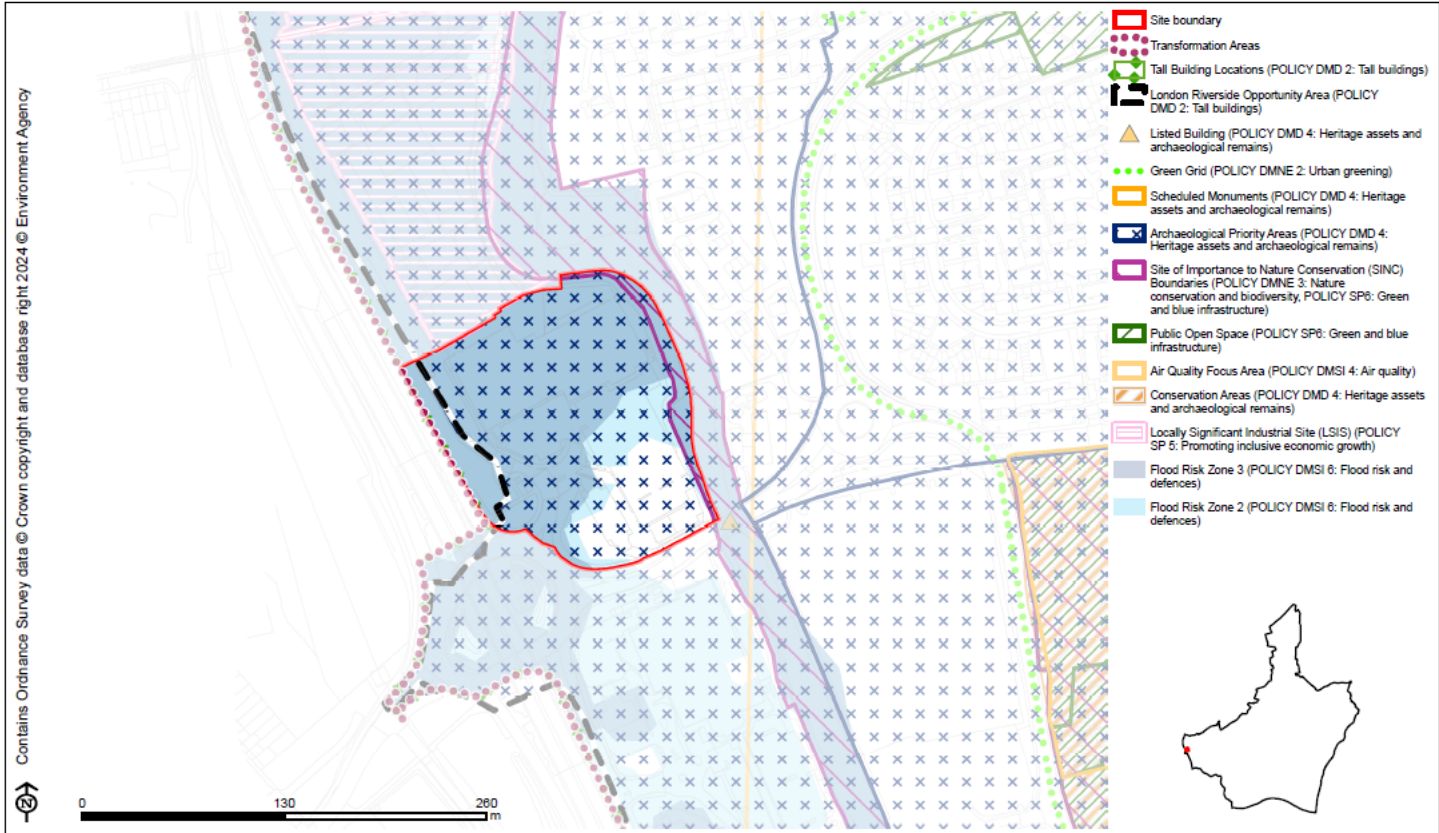
Ownership

Private

SPP Area

SPP1

Site Map



Locations & Existing Use

Retail and ancillary car park

Proposed Use(s)

- A comprehensive residential-led mixed-use development. Potential capacity of delivering circa 899 new homes, flexible commercial/community floorspace and other supporting infrastructure.

Development Requirements

- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- The development must have regard to nearby heritage assets including nearby listed buildings and Barking Abbey, a Scheduled Monument.
- An archaeological assessment must be submitted in support of any planning application; this will inform how design can preserve or enhance any heritage asset.

Relevant Planning History

N/A

Indicative minimum capacity

899 new homes

Site Ref

HL

Site Name

Hapag-Lloyd House at 48A Cambridge Road in Barking Town Centre

Site Area

0.17ha

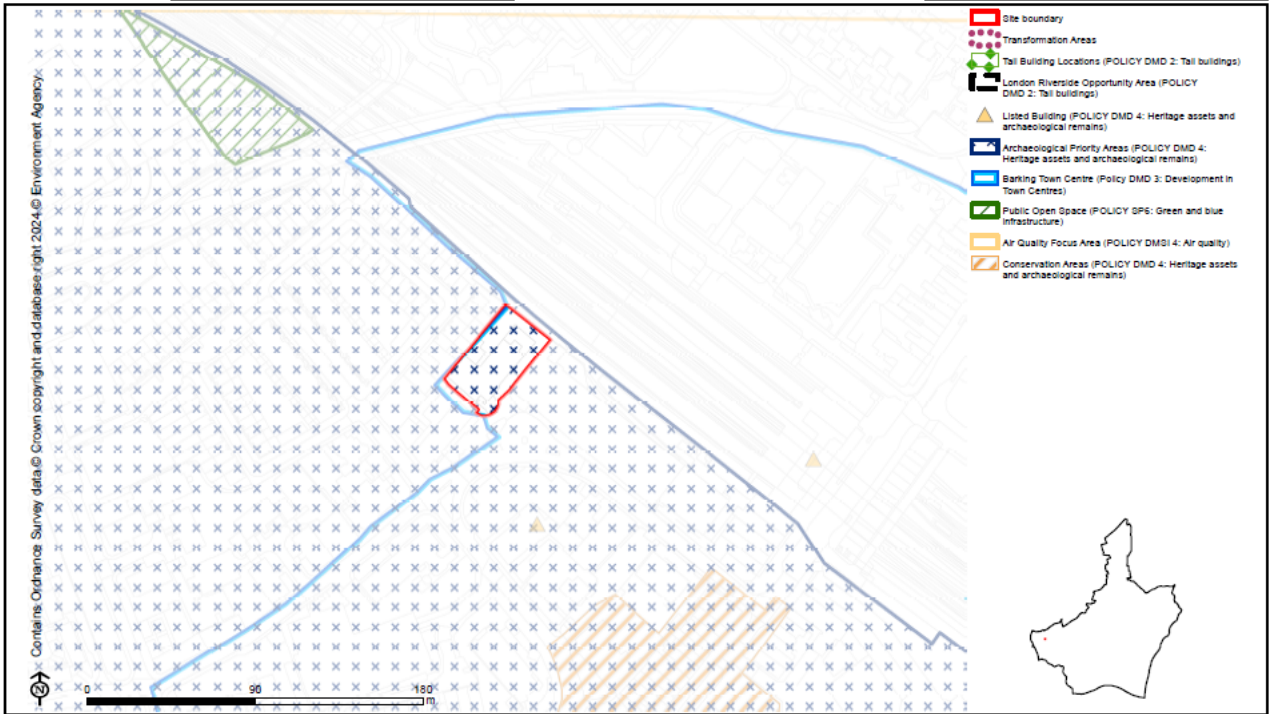
Site Map

Ownership

Private

SPP Area

SPP1



Relevant Planning History

N/A

Units

75

Site Ref

Site Name

Site Area

HM

Old Granary

0.02ha

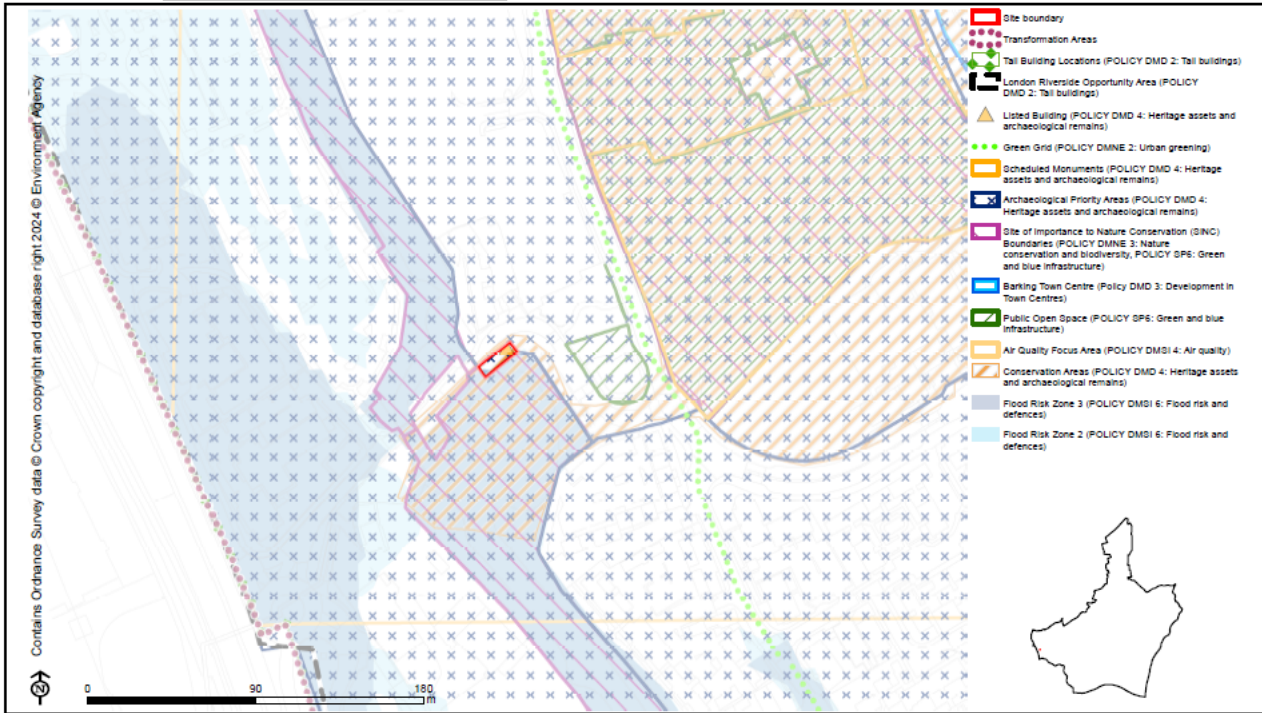
Site Map

Ownership

SPP Area

Private

SPP1



Relevant Planning History

19/00301/FUL approved on 18-10-2019

Units

6

Site Reference

HN

Site Name

Ripple Road and Methodist Church

Site Area

0.56ha

Ward

Abbey

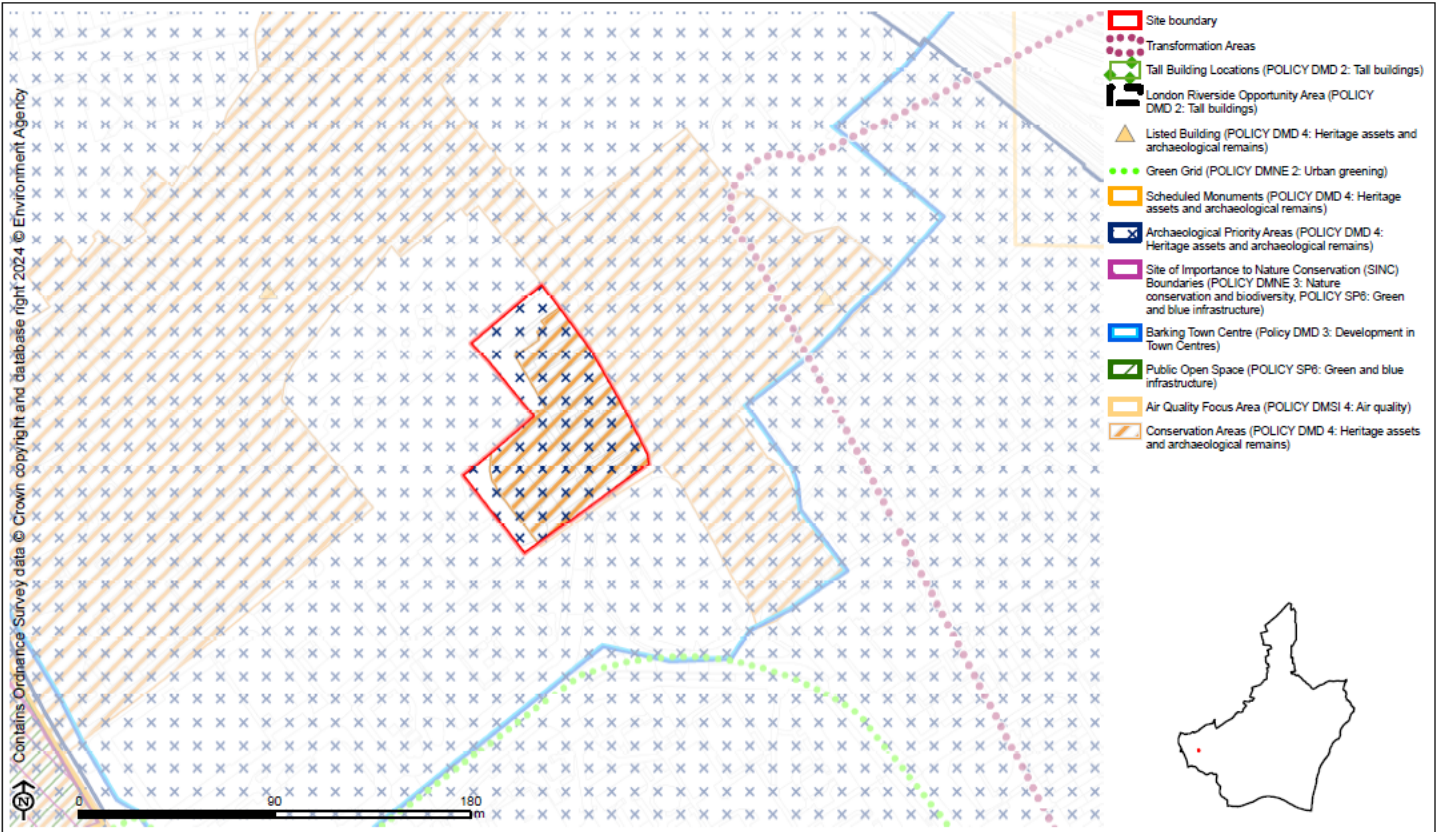
Ownership

Multiple land ownerships

Site Map

SPP Area

SPP1



Locations & Existing Use

Retail, Residential and faith facilities

Proposed Use(s)

- Residential-led mixed-use development, with potential to deliver up to 252 new homes, reprovision of the places of worship space and flexible commercial/community uses, with improved local retail and office space and amenity space.

Development Requirements

- The site is located within Barking Town Centre, and is adjacent to Abbey and Barking Town Centre Conservation Area - comply to Policies DME3 and DMD4.
- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, fo-cusing on the quality of the architecture, amenity space and public realm
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

N/A

Indicative minimum capacity

252 new homes

Site Ref

Site Name

Site Area

HO

14-34 London Road

0.06ha

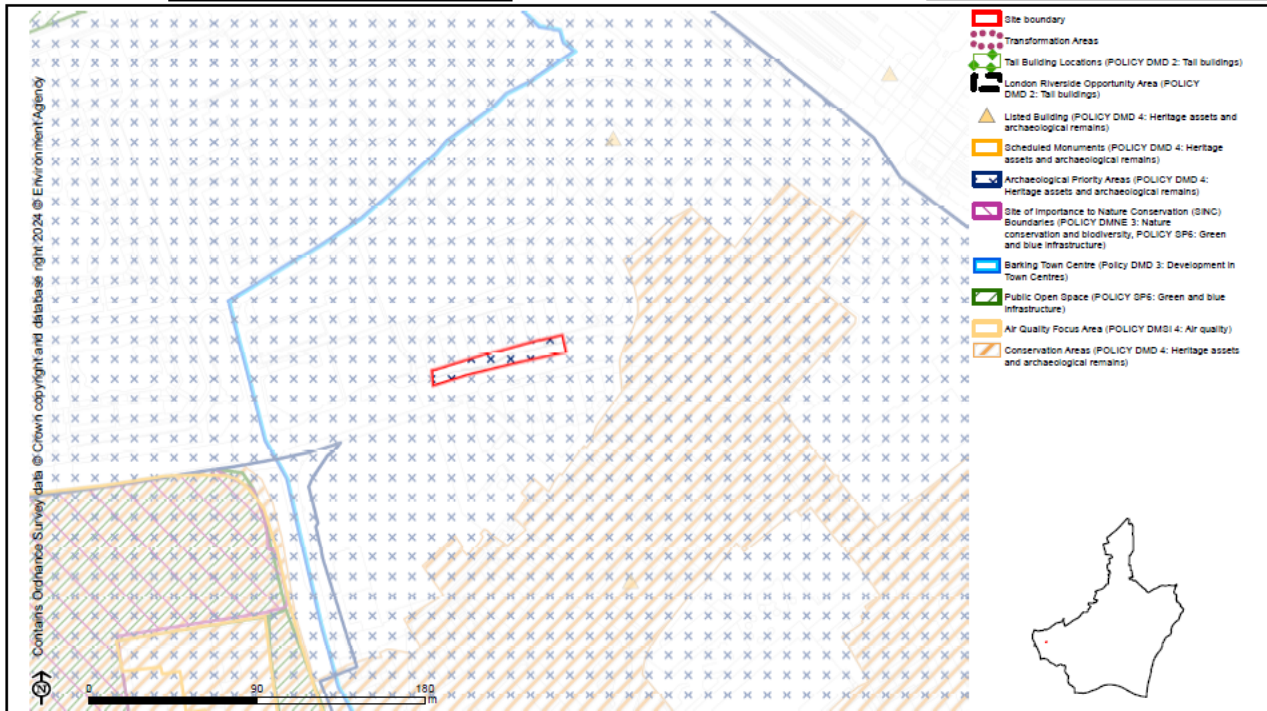
Site Map

Ownership

SPP Area

Private

SPP1



Relevant Planning History

N/A

Units

29

Site Reference

HQ

Site Name

Town Quay Wharf

Site Area

0.54ha

Ward

Gascoigne

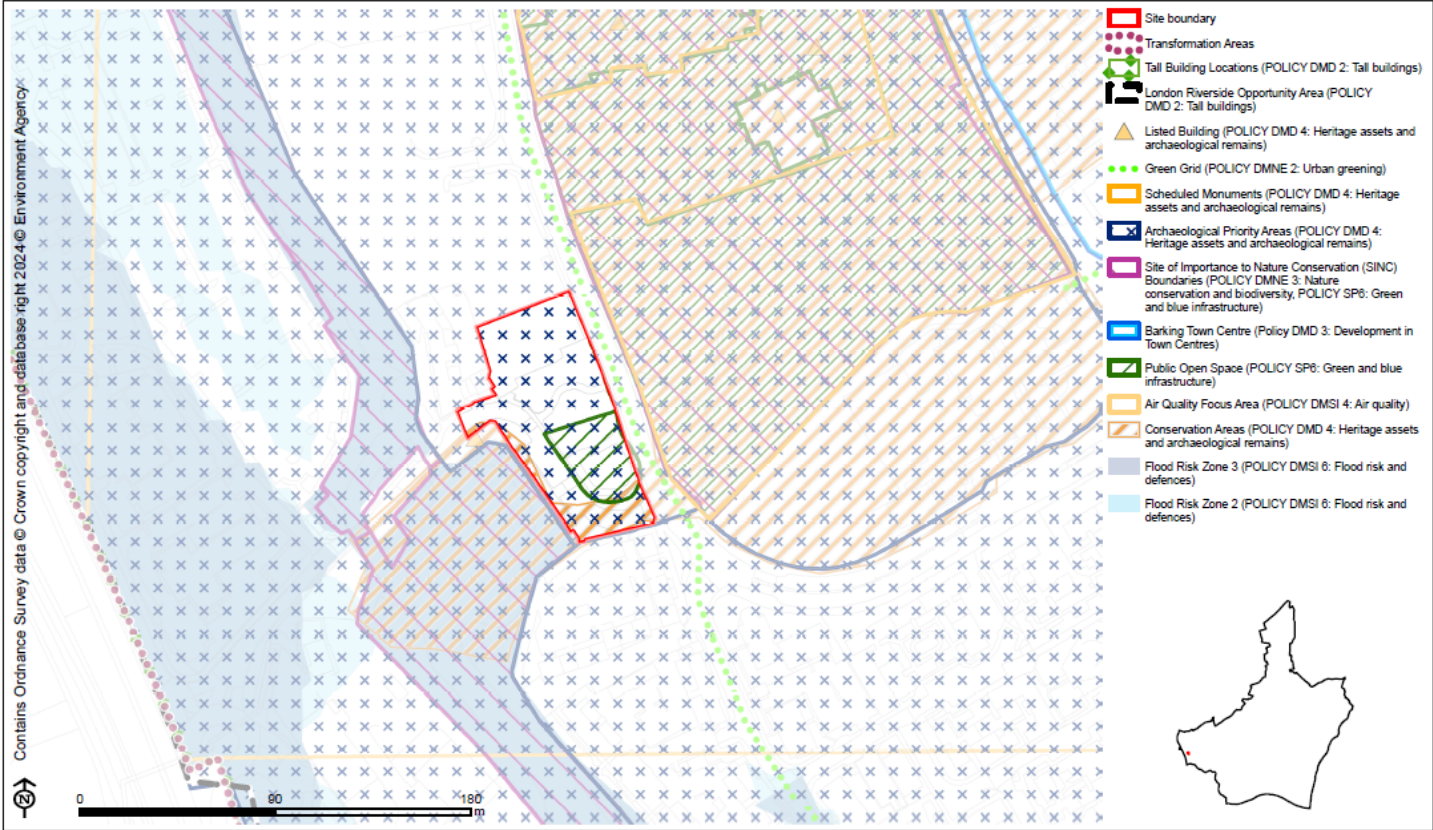
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Abbey retail buildings

Proposed Use(s)

- Mixed Use

Development Requirements

- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan.
- Development must preserve or enhance the character or appearance of the Abbey and Barking Town Centre Conservation Area.
- The development should enhance connectivity to Abbey Green.

Relevant Planning History

- 20/02089/FUL approved subject to legal agreement) on 15-02-2022

Indicative minimum capacity

147 new homes

Site Ref

Site Name

Site Area

HY

Street Record Margaret Bondfield Avenue

0.12ha

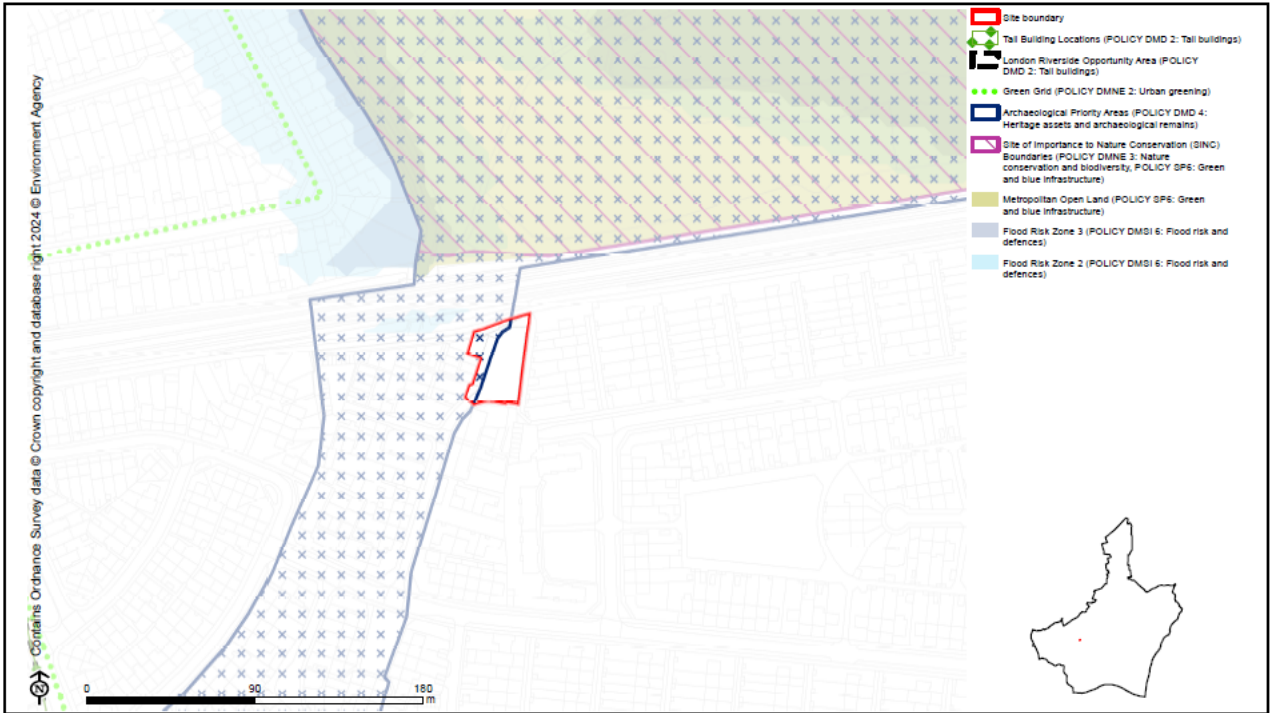
Site Map

Ownership

SPP Area

LBBD

SPP1



Relevant Planning History

20/00040/FUL approved on 19-11-2020
Amended by 21/00192/NONMAT on 19-04-2021

Units

15

Site Reference

HZ

Site Name

Hertford Road Industrial Estate

Site Area

8.2ha

Ward

Abbey

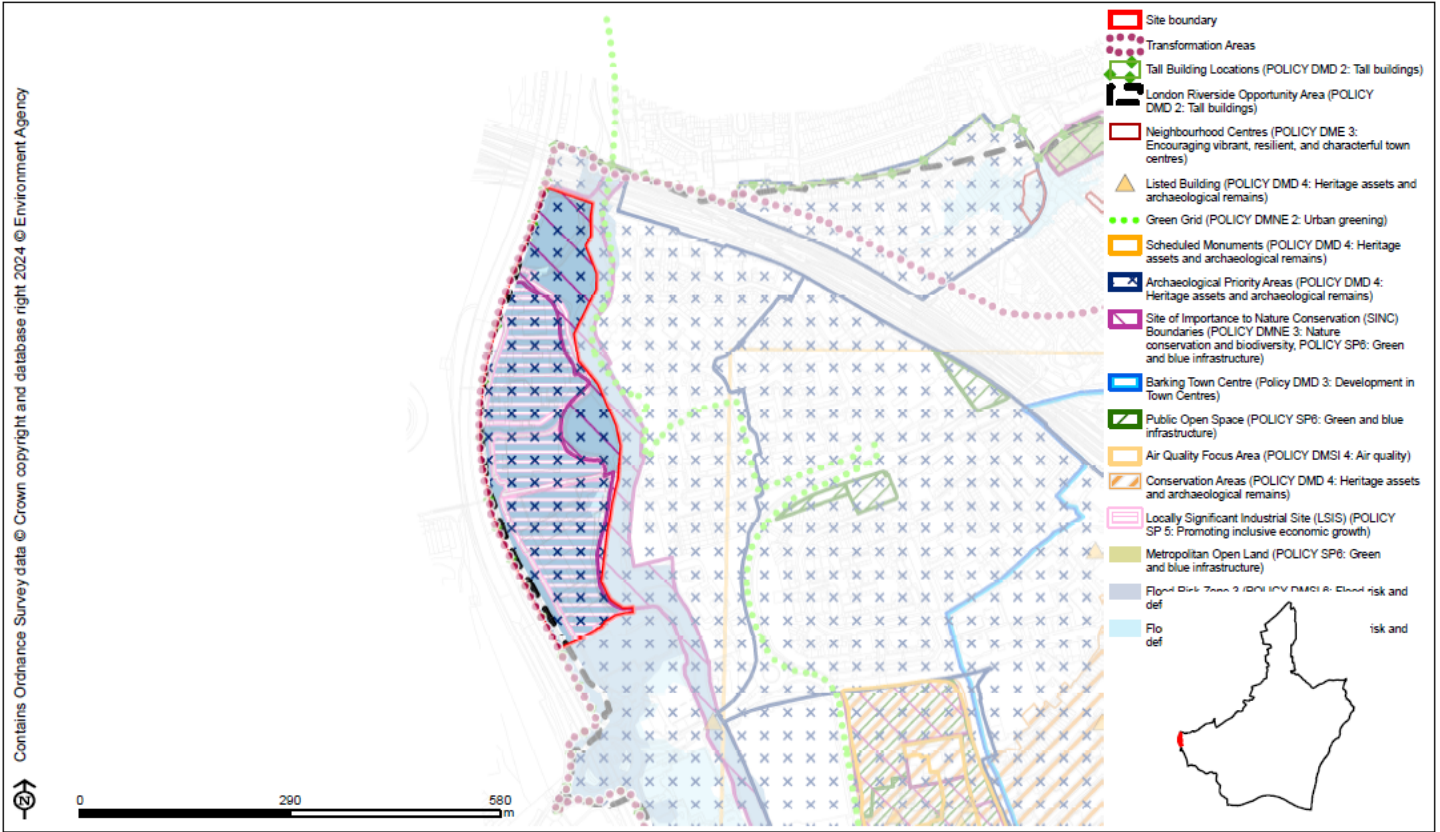
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Industrial buildings - wholesale, trader counters

Proposed Use(s)

- A comprehensive redevelopment for residential and/or industrial intensification and co-location
- Potential capacity to deliver circa 957 new homes and/or up to 30,244 sq.m industrial floorspace, alongside flexible commercial uses, social infrastructure, open spaces and opportunity for additional river crossing
- Delivery of a 2-3 FE Primary school

Development Requirements

- The site is identified as Locally Significant Industrial Site (LSIS)
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE 4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

N/A

Indicative minimum capacity

957 new homes

Site Ref

Site Name

Site Area

WD

Former Victoria Public House, Axe Street, Barking

0.06ha

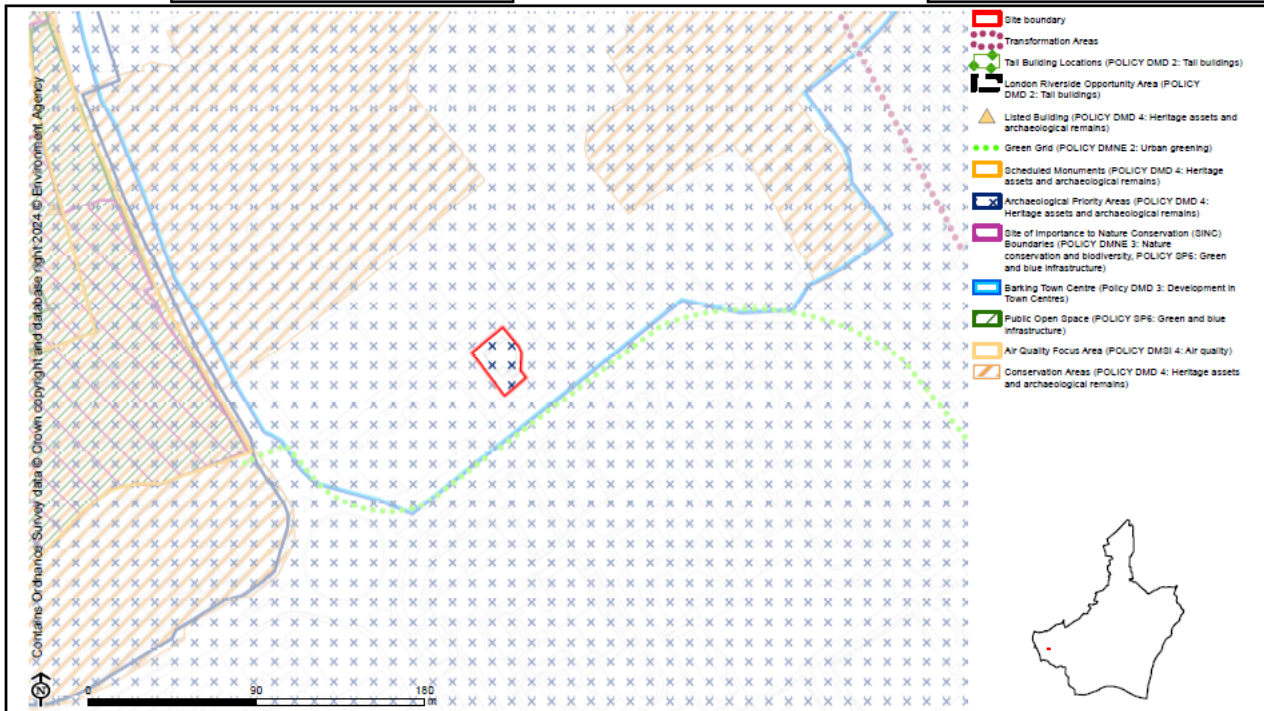
Site Map

Ownership

SPP Area

Private

SPP1



Relevant Planning History

N/A

Units

26

Site Reference

XC

Site Name

Harts Lane Estate

Site Area

20.77ha

Ward

Abbey

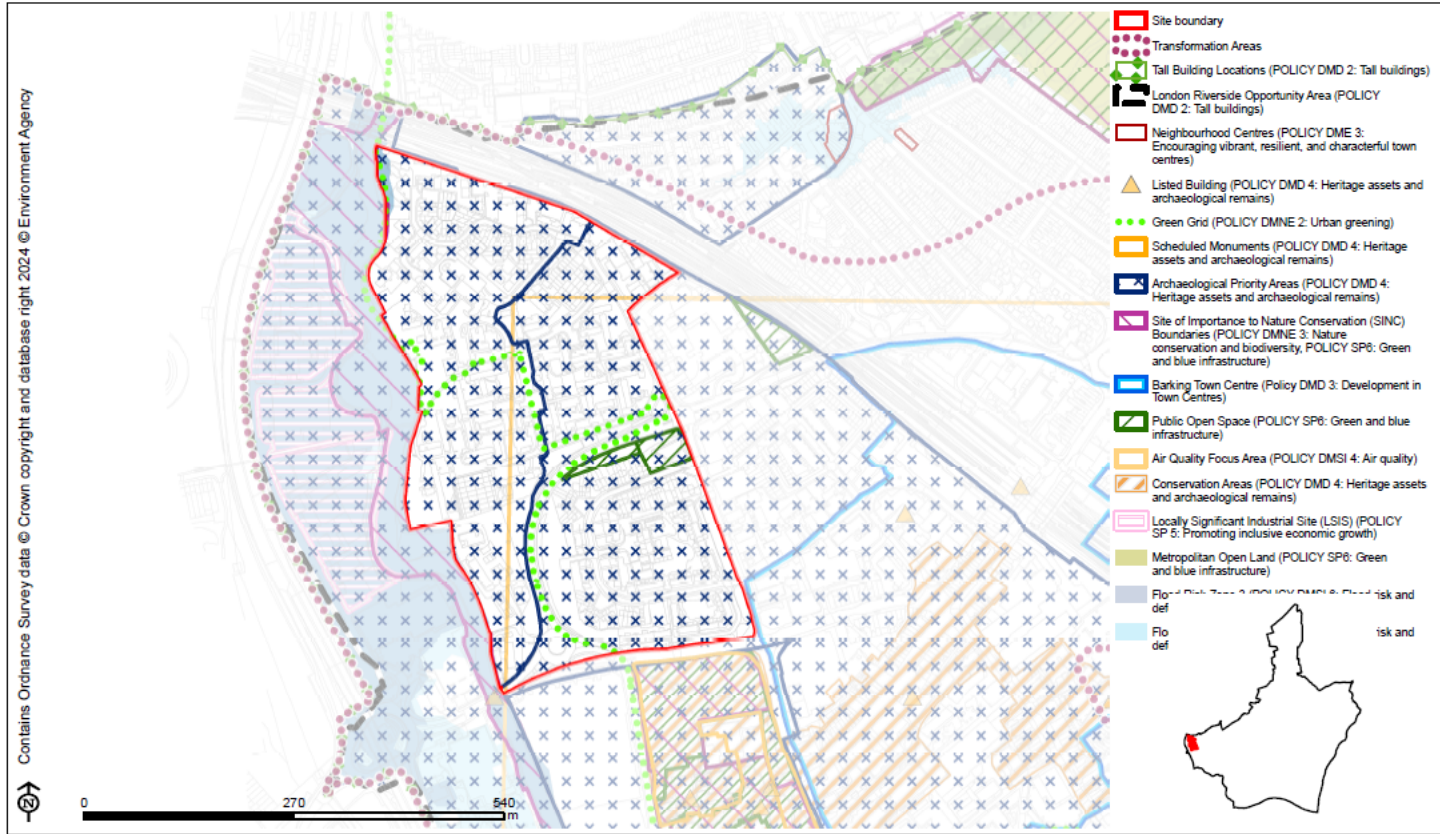
Ownership

LBBB

Site Map

SPP Area

SPP1



Locations & Existing Use

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

Proposed Use(s)

- A comprehensive redevelopment for Harts Lane Estate. Potential capacity of delivering a minimum of 1,301 new homes.
- Potential to deliver flexible commercial and community floorspace and other supporting infrastructure including 2 primary schools and 1 secondary school and potential education expansion provision, open spaces, community centre, health care facilities and places of worship and river crossing

Development Requirements

- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- In line with Policy DMNE 4: Water environment, the development will need to consider ways to enhance the estuary and river edge for fish and other wildlife.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

- 17/00698/FUL approved on 20-12-2017 (part of the site - 78 dwellings)

Indicative minimum capacity

1,301 new homes

Site Reference

XD

Site Name

38-64 (Even) Southwold Drive

Site Area

1.11ha

Ward

Longbridge

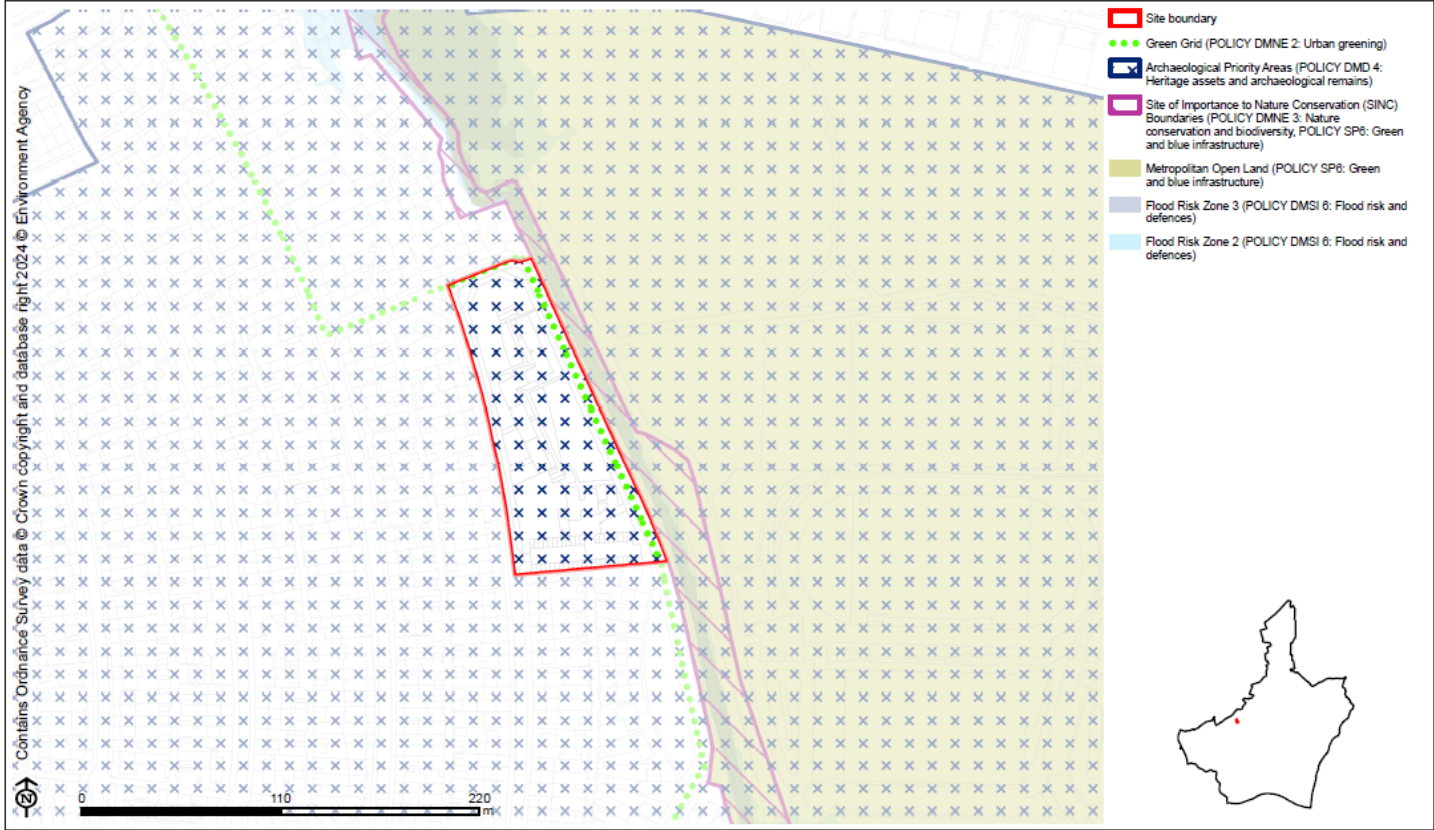
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP1



Locations & Existing Use

Residential

Proposed Use(s)

- Residential

Development Requirements

- Development should replace the existing social rent provision on site.

Relevant Planning History

- N/A

Indicative minimum capacity

108 new homes

Site Reference

XQ

Site Name

Former Volunteer Public House, Alfred's Way

Site Area

0.78ha

Ward

Thames

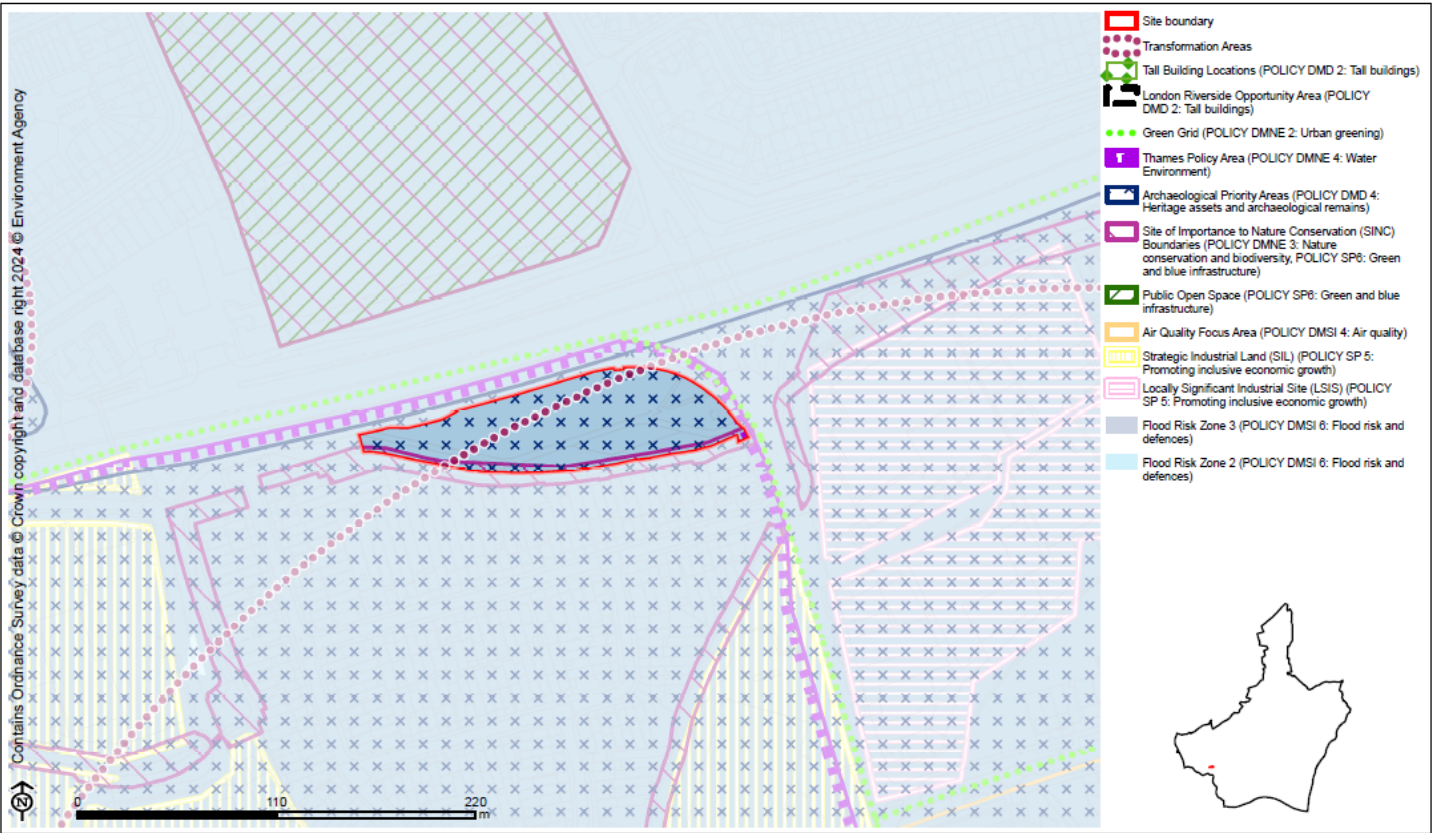
Ownership

Transport for London

Site Map

SPP Area

SPP1



Locations & Existing Use

Vacant Land

Proposed Use(s)

- Residential

Development Requirements

- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

- N/A

Indicative minimum capacity

112 new homes

Site Reference

YA

Site Name

IBIS Barking, Highbridge Road, Barking

Site Area

0.39ha

Ward

Gascoigne

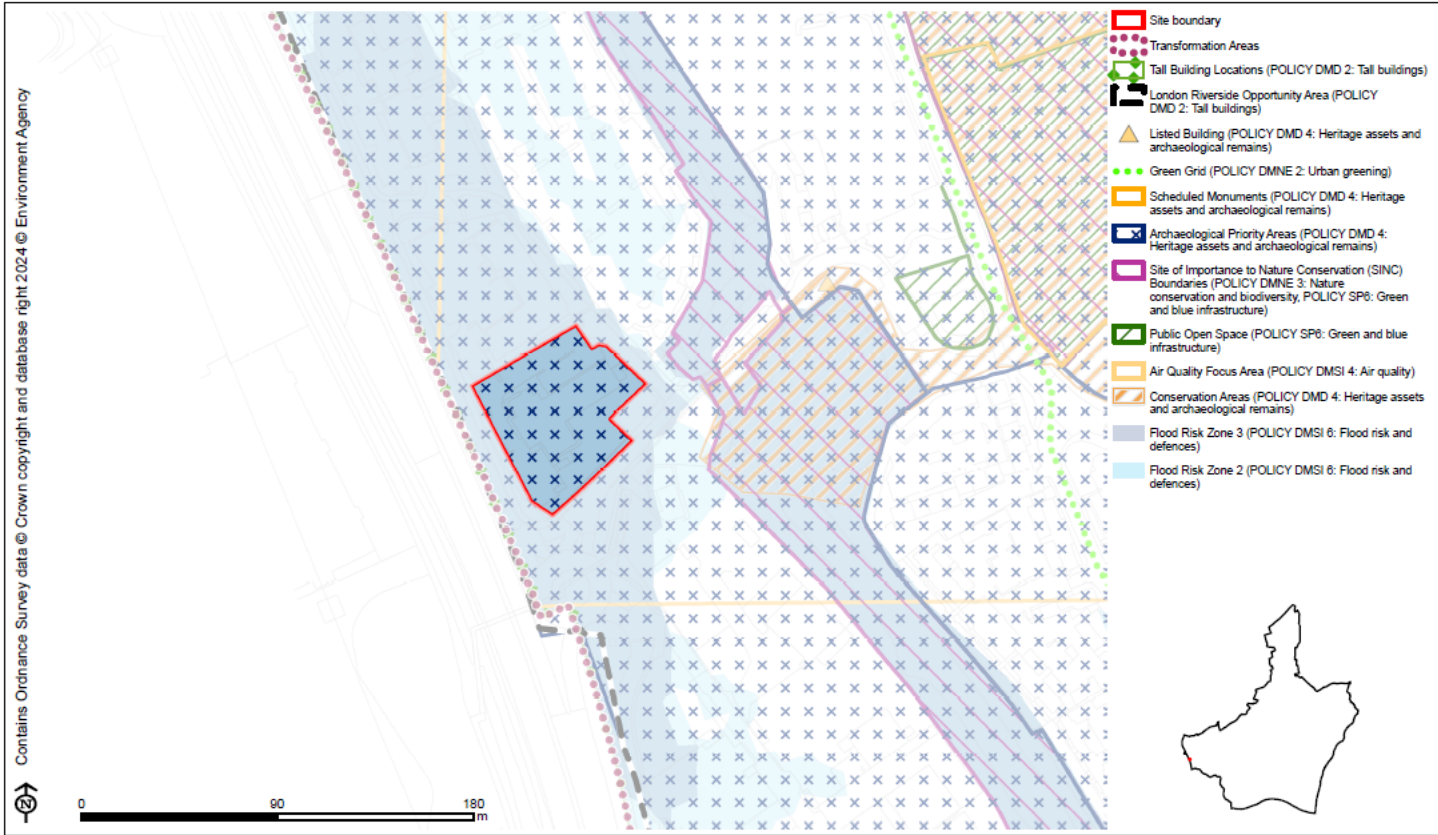
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Hotel

Proposed Use(s)

- Residential

Development Requirements

- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

- N/A

Indicative minimum capacity

136 new homes

Site Ref

Site Name

Site Area

YG

Garages at Kier Hardy Way

0.16ha

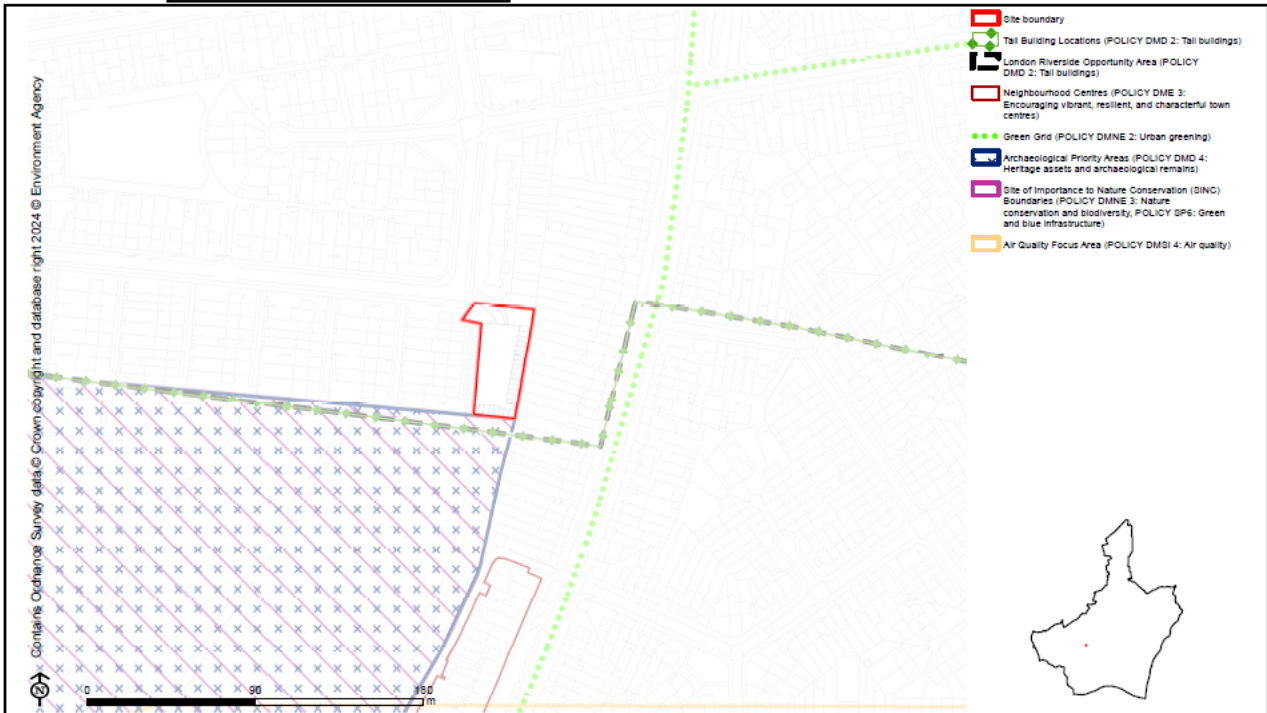
Site Map

Ownership

SPP Area

LBBD

SPP1



Relevant Planning History

N/A

Units

23

Site Reference

YM

Site Name

Phoenix House, 12-14 Waking Road, Barking

Site Area

0.42ha

Ward

Abbey

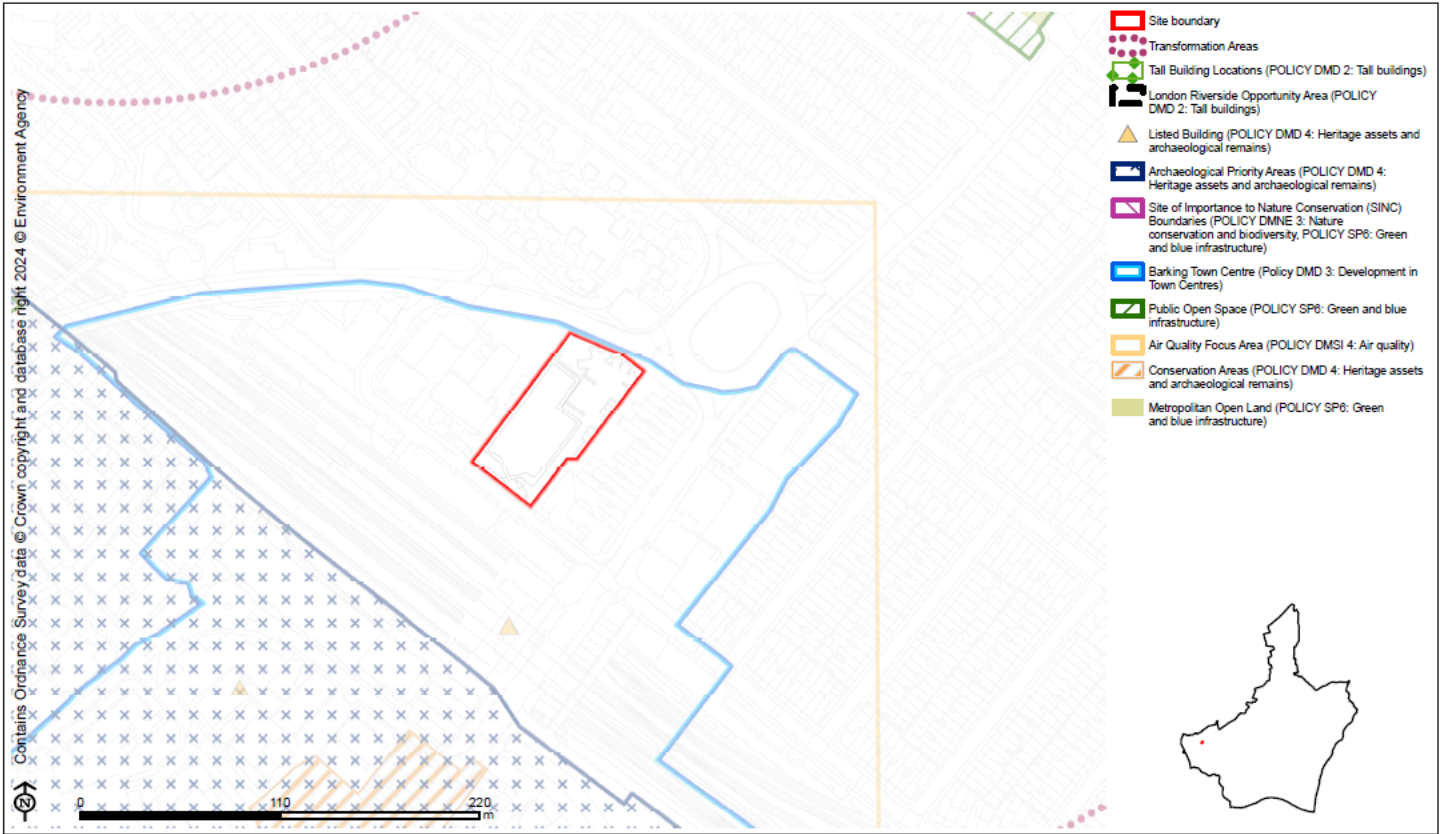
Ownership

Private

SPP Area

SPP1

Site Map



Locations & Existing Use

Job centre and car park

Proposed Use(s)

- Residential

Development Requirements

Relevant Planning History

- N/A

Indicative minimum capacity

188 new homes

Site Reference

YO

Site Name

Barking Foyer

Site Area

0.30ha

Ward

Abbey

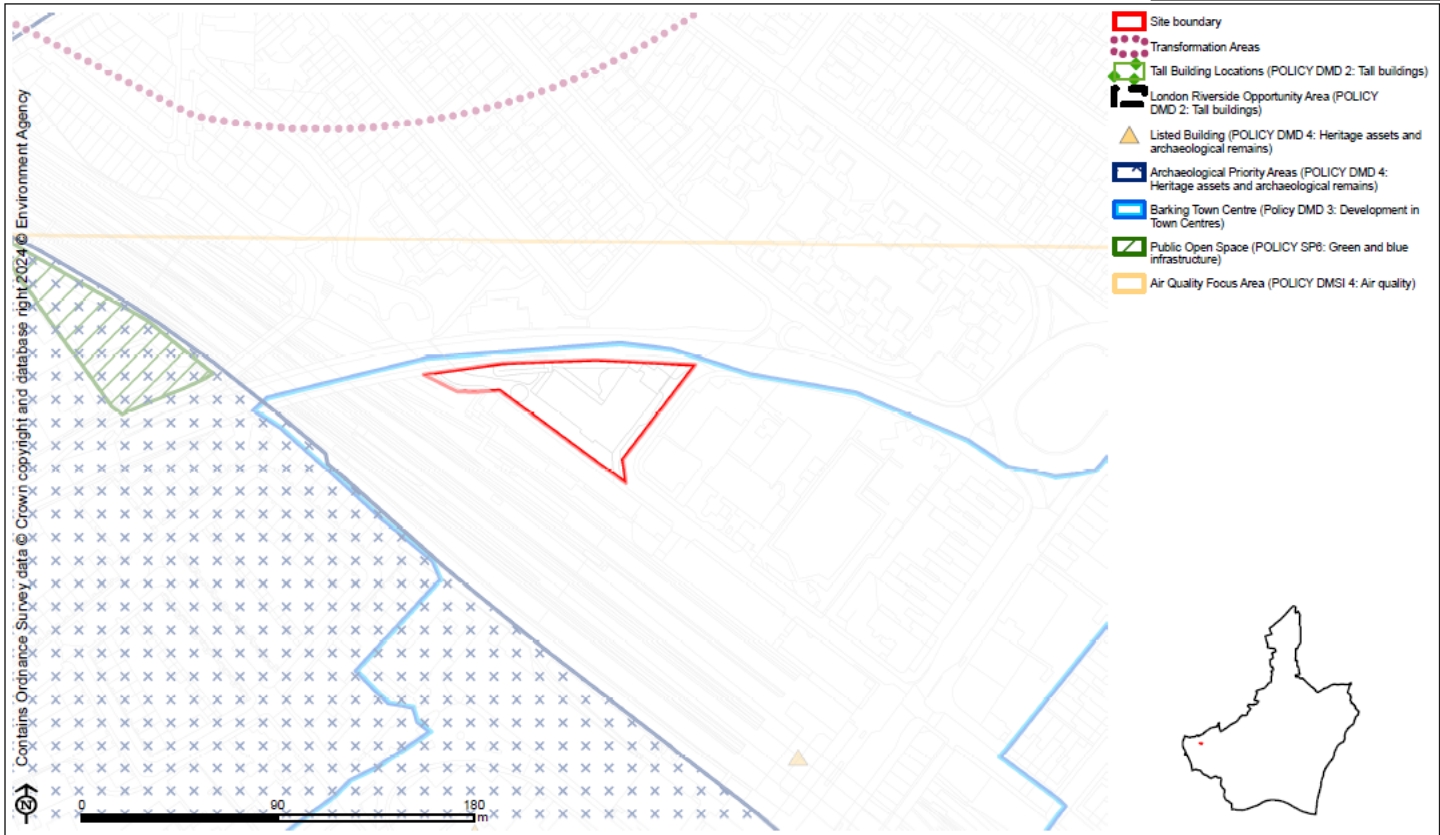
Ownership

Private

SPP Area

SPP1

Site Map



Locations & Existing Use

Office building

Proposed Use(s)

- Mixed use including residential

Development Requirements

Relevant Planning History

- N/A

Indicative minimum capacity

134 new homes

Site Reference

ZO

Site Name

Cambridge House

Site Area

0.26ha

Ward

Abbey

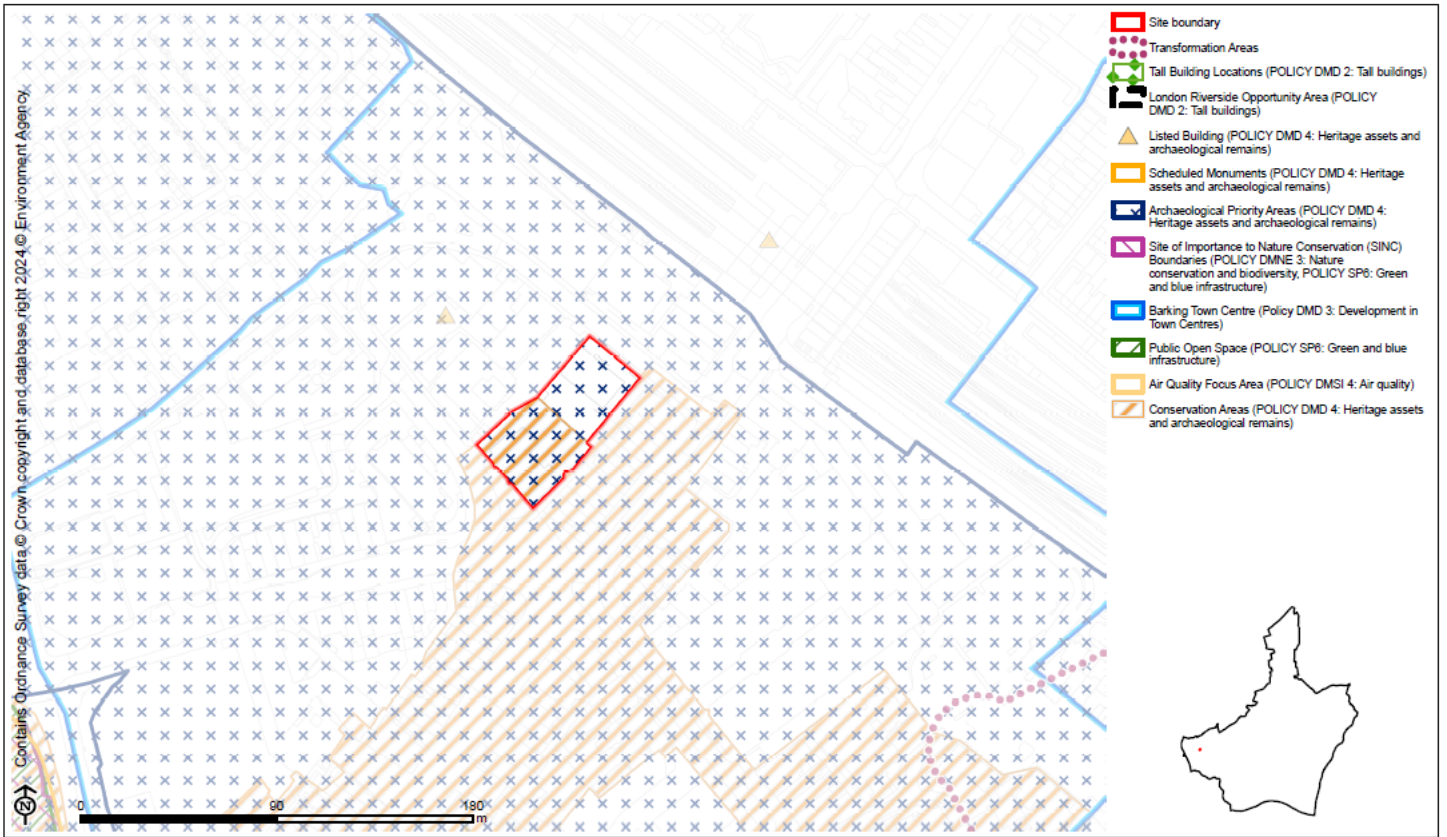
Ownership

Private

Site Map

SPP Area

SPP1



Locations & Existing Use

Hotel and residential block with ancillary car parks

Proposed Use(s)

- Mixed use (Residential and Commercial)

Development Requirements

- Development must preserve or enhance the character or appearance of the Abbey and Barking Town Centre Conservation Area

Relevant Planning History

- N/A

Indicative minimum capacity

117 new homes

Site Ref

Site Name

Site Area

E_022

Kingsbridge Estate

7.7ha

Ward

Thames

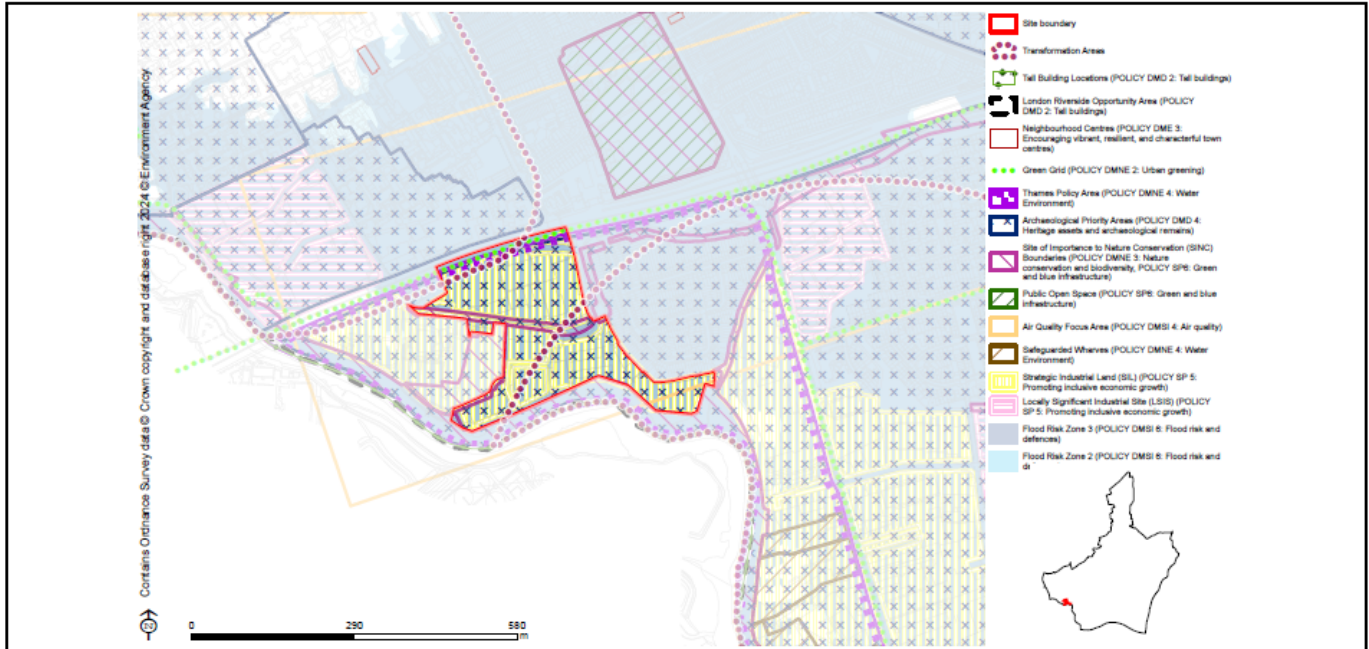
Ownership

Multiple landowners

Site Map

SPP Area

SPP1



Existing Use

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

Proposed Use

Accommodating industrial floorspace capacity relocation from Gascoigne South and accommodate demand of logistics industry serving the Greater London market. Potential to deliver up to circa 63,072 sq.m industrial floorspace and contribute positively to the Council's vision for River Road Employment Area. Development must promote sustainable modes of transport including car lite and car free principles.

Development Requirements

- The site is identified as Strategic Industrial Land (SIL).
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

N/A

Indicative Future Industrial Capacity

63,072 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

X

11+

X

Sites within Strategic Area SPP2: Thames Riverside

Contents:

| Site Ref | Site Name | Page Number |
|---|--|-------------|
| Housing and Housing-Led Mixed Use Site Allocations | | |
| AA | Barking Riverside | 63 |
| CE | Site of Old Thames View Clinic, Bastable Avenue | 65 |
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| E027 | Welbeck House/Welbeck Wharf | 72 |
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| E090 | Alfreds Way Industrial Estate | 77 |
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Housing Allocation 'Indicative Minimum Capacity' and 'Units' set out the net minimum number of new homes it is expected there is capacity to deliver within the Plan period.

Site Reference

AA

Site Name

Barking Riverside

Site Area

179.94ha

Ward

Barking Riverside

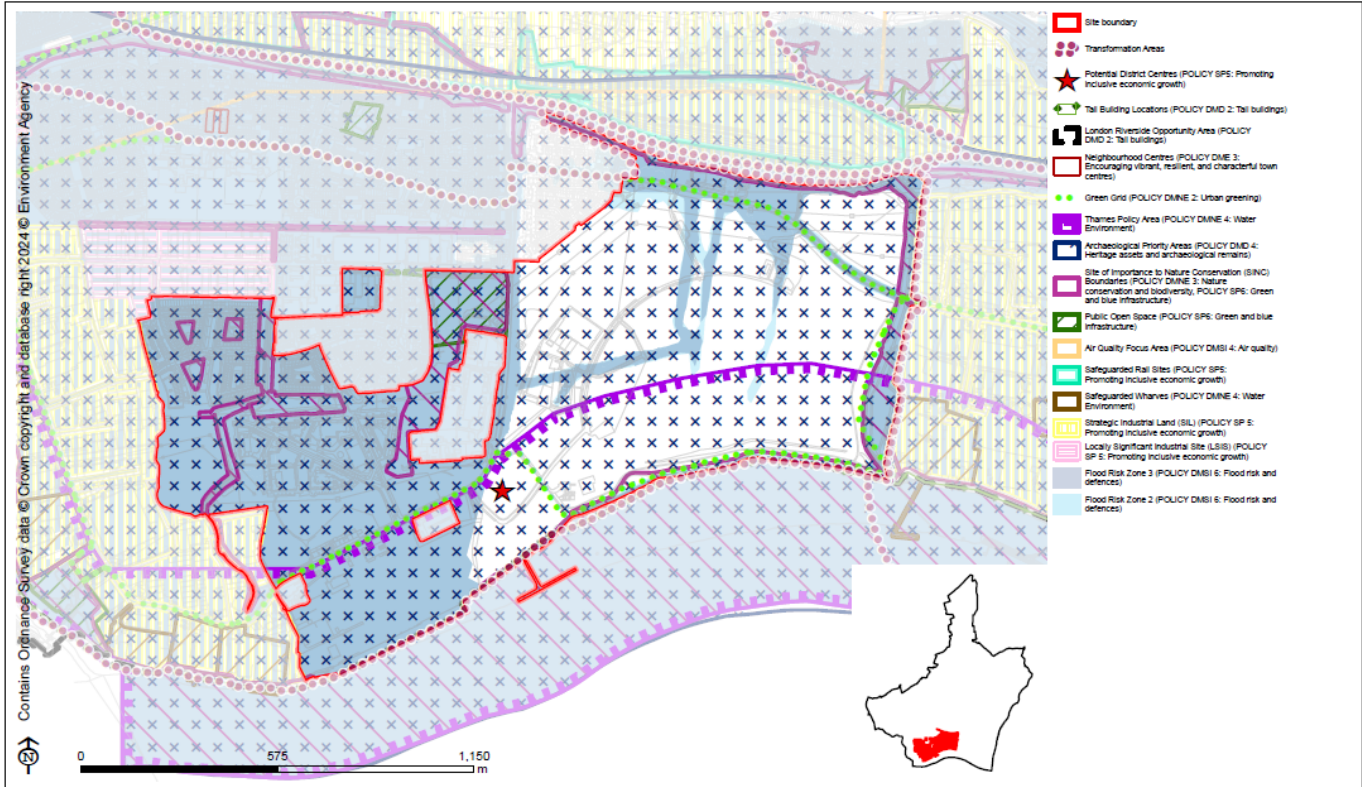
Ownership

Private

SPP Area

SPP2

Site Map



Locations & Existing Use

Residential / Industrial / Storage / Schools/ Retail

Proposed Use(s)

- Residential-led mixed use development including retail, employment, education, open space, other community and leisure uses. Potential to deliver 11,162 new homes in the plan period with an overall site capacity of 20,000 homes (with the 9200 homes over and above original planning permission of 10,800 homes subject to further planning permission and provision for necessary supporting infrastructure).
- Residential use can also include care (Use Class C2 and C3), later life living and student accommodation, in addition to Build to Rent.
- Delivery of up to 65,600 sq.m of non-residential floorspace (excluding education provision) comprising: retail uses, business premises, hotel, communal care home and other residential institutions, sui-generis live work units, community and social facilities, such as places of worship and assembly, libraries, primary health care facilities, community facilities, creche and pre-school facilities, care facilities for the young, old and/or infirm, sport and leisure development. Supporting transport infrastructure including the extension of London Overground and Thames Clipper services
- Possible further primary school provision and potential education expansion provision to meet the needs arising from the development, whilst making best use of the education provision provided to date, which comprises a 10 - form entry secondary school, two 3 -form entry primary schools and two Special Educational Needs schools).

Development Requirements

- Within the Riverside Opportunity Area and the Barking Riverside Transformation Area; consideration of strengthening the relationship with the adjacent land/areas, see Policy SPP2.
- A new district centre (2022-2030)
- Providing flood mitigation and adaptation measures to comply with the Local Plan policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- Development will be required to provide a strategy for responding to the National Grid underground cables present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.
- In line with Policy DMNE 4: Water environment, the development will need to consider ways to enhance the watercourse.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy in accordance with Policy DMSI 5.

Relevant Planning History

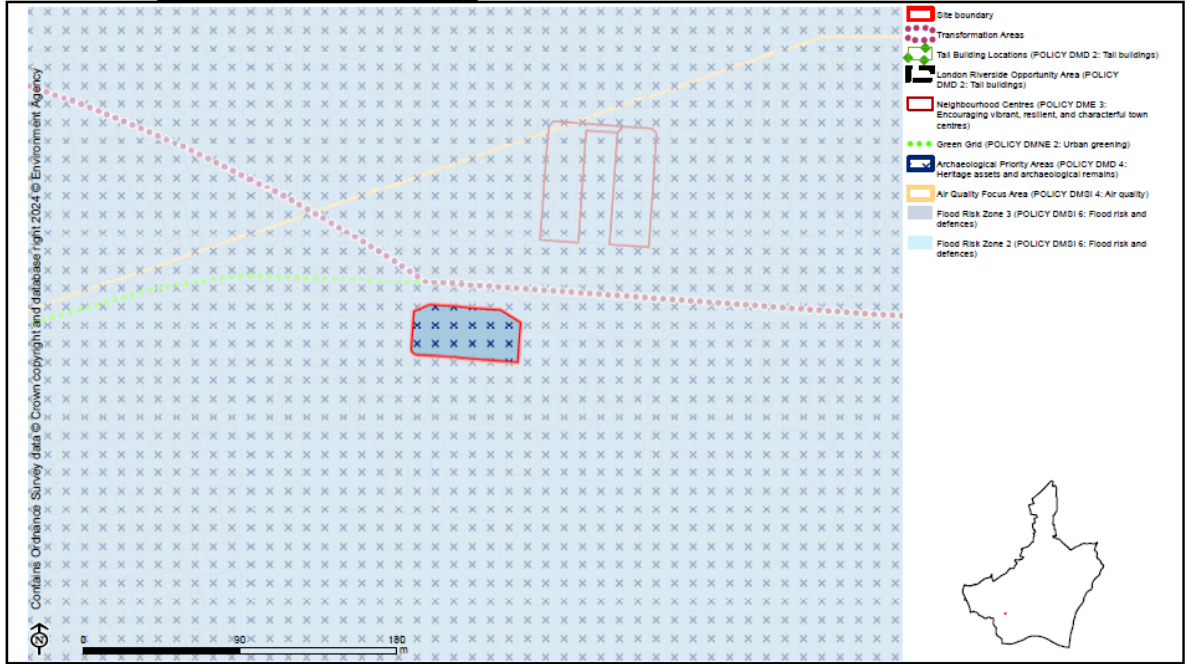
- 04/01230/OUT
- 08/00887/FUL
- 18/00940/FUL
- 20/00130/REM
- 16/00131/OUT
- TWA 16/APP/02

Indicative minimum capacity

11,162 new homes

| | | |
|-----------------|---|------------------|
| Site Ref | Site Name | Site Area |
| CE | Site of Old Thamesview Clinic , Bastable Avenue | 0.18ha |

| | | |
|-----------------|------------------|-----------------|
| Site Map | Ownership | SPP Area |
| | Private | SPP2 |



Relevant Planning History

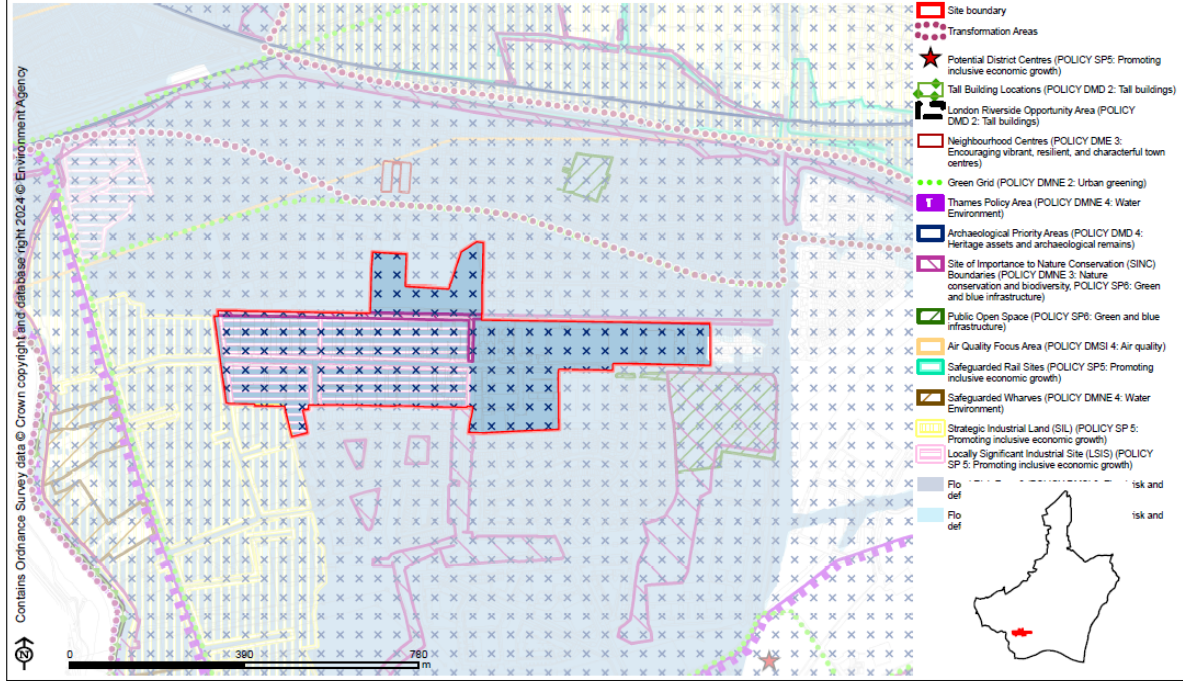
20/01760/FULL approved (subject to legal agreement) on 04-08-2021

Units

50

| | | |
|-----------------------|------------------|--------------------------|
| Site Reference | Site Name | |
| CI | Thames Road | |
| Site Area | Ward | Ownership |
| 23.26ha | Thames | Multiple land ownerships |

Site Map **SPP Area**
SPP2



Locations & Existing Use

Warehouse/light industrial use / Sui generis.

Proposed Use(s)

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

Development Requirements

- The site is identified as follows:
 - Thames Road Central LSIS are suitable for cleaner industrial uses, supported by lighter, van-based servicing with smaller service yards
 - West of the site is part of the River Road SIL, which needs to be considered as part of the integrated River Road SIL designation
- The Council intends to release parts of the site from SIL to LSIS within RR8 and RR9 and from SIL to residential at RR10. This equates to 21.6ha of SIL industrial land (92,115sqm of floorspace). This is shown on the Policies Map and anticipated to be brought forward throughout the Plan period, in line with Table 2 and Appendix 5.
- The Council will prioritise the re-provision of SIL floorspace in the short term, in particular through the intensification of publicly owned industrial land at Dagenham Dock (DD6) in line with the recommendations of the Industrial Land Strategy. The implementation of planning permissions at Dagenham Dock (Plot 2 Segro, Dagenham Park: 21/01355/FULL) gives an indication of re-provision potential
- Development will be required to provide a strategy for responding to the National Grid underground cables present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMS1 6, and having regard to the TE 2100 Plan
- In line with Policy DMNE 4: Water environment, the development will need to consider ways to enhance the watercourse.

Relevant Planning History

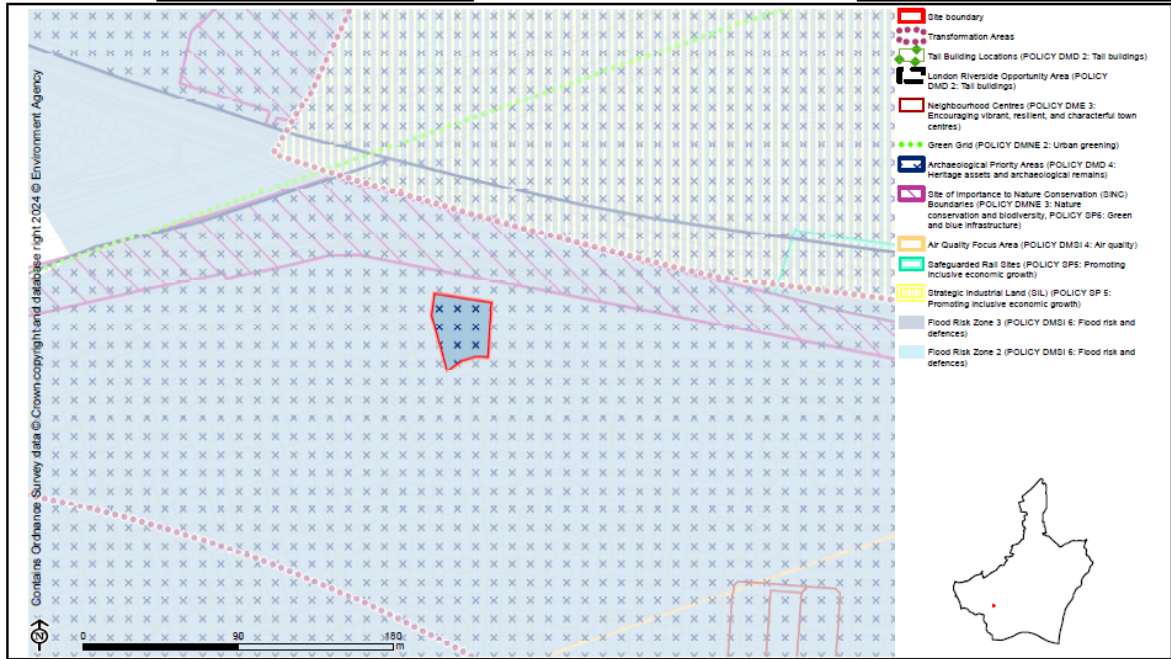
- 19/01970/FUL approved on 08-03-2021 for part of site (156 homes)
- 19/00322/FUL approved on 16-08-2019.(non-residential)

Indicative minimum capacity

2,000 new homes

| | | |
|-----------------|------------------|------------------|
| Site Ref | Site Name | Site Area |
| CS | Sugden Way | 0.12ha |

| | | |
|-----------------|------------------|-----------------|
| Site Map | Ownership | SPP Area |
| | LBBDD | SPP2 |



Relevant Planning History

18/00777/FUL approved on 13-11-2018

Units

13

Site Ref

CT

Site Name

Former Wivenhoe Garages, Wivenhoe Rd, Barking

Site Area

0.21ha

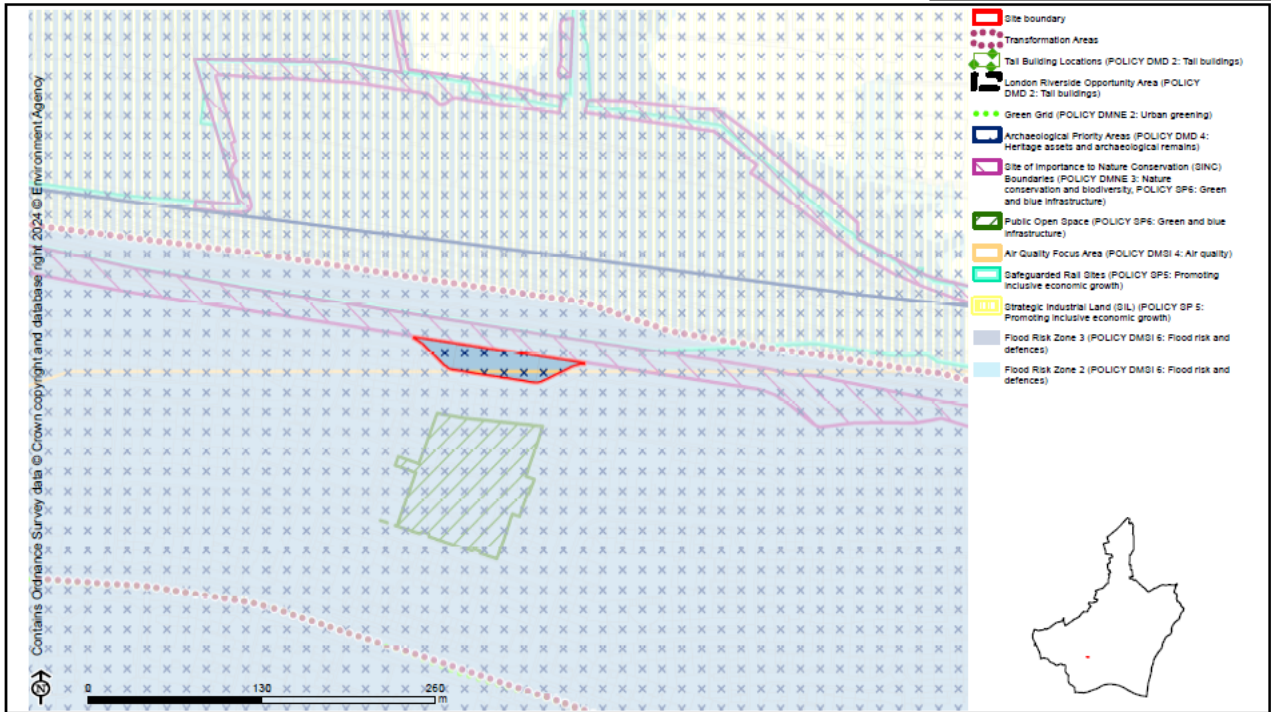
Site Map

Ownership

LBBB

SPP Area

SPP2



Relevant Planning History

18/00239/FUL

Units

7

Site Reference

DI

Site Name

Roxwell Road (53-135)

Site Area

0.58ha

Ward

Thames

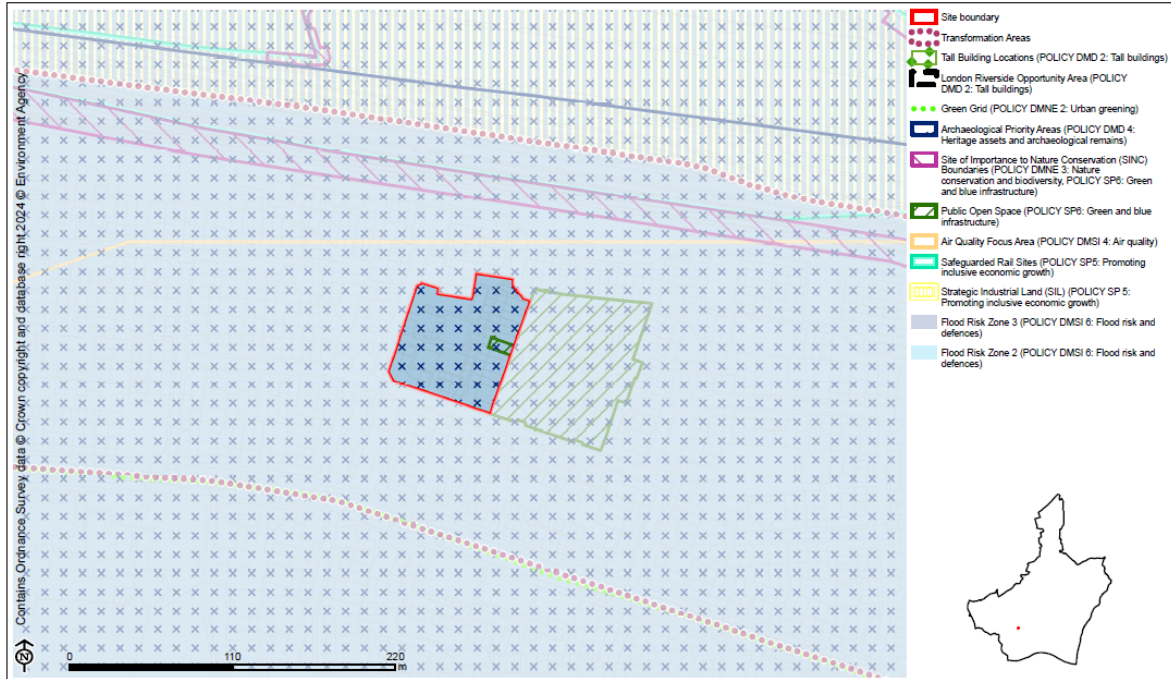
Ownership

LBBB

Site Map

SPP Area

SPP2



Locations & Existing Use

Residential

Proposed Use(s)

- Residential

Development Requirements

- Development should replace the existing social rent provision on site.
- The development should have regard to TPO listed trees on site.
- The development should improve access to Newlands park.
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

- 19/01920/FUL (87 units) approved (subject to legal agreement) on 10-07-2020

Indicative minimum capacity

46 new homes

Site Reference

DY

Site Name

Chelmer Estate

Site Area

0.28ha

Ward

Thames

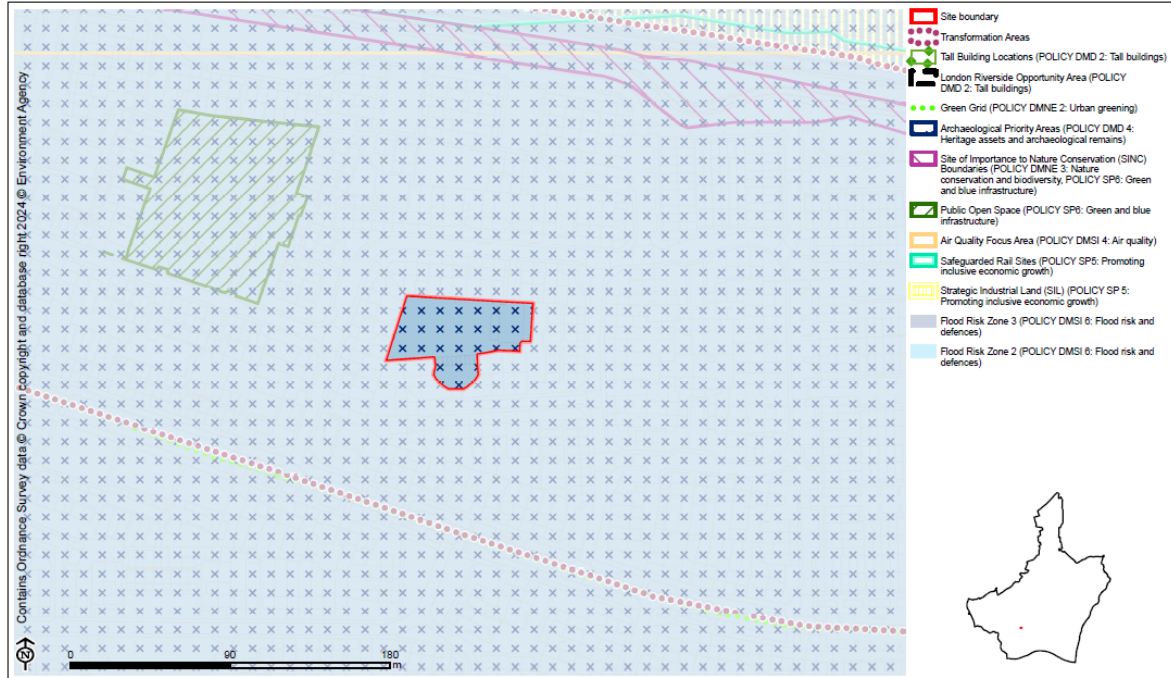
Ownership

LBBD

Site Map

SPP Area

SPP2



Locations & Existing Use

Car parking, garages and overgrown vacant land

Proposed Use(s)

- Residential

Development Requirements

- The development should improve access to site.
- Providing flood mitigation and adaptation measures to comply with Policies DMNE 4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

- N/A

Indicative minimum capacity

28 new homes

Site Reference

XK

Site Name

Riverside Gateway

Site Area

3.31ha

Ward

Thames

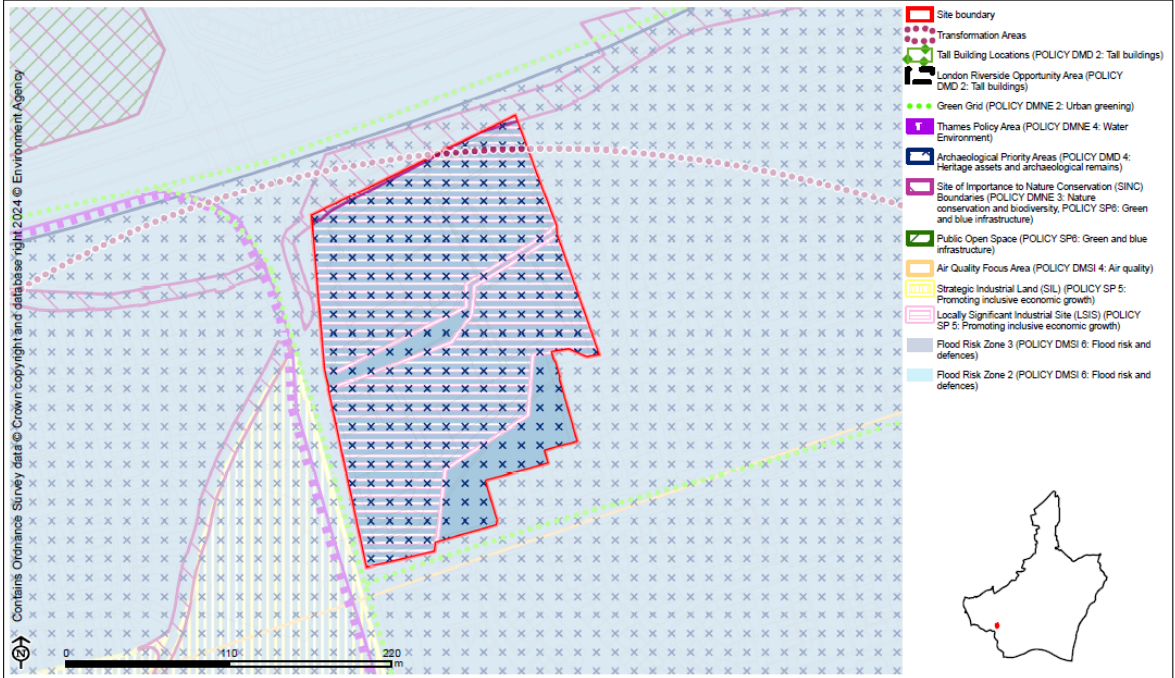
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP2



Locations & Existing Use

Industrial warehouses

Proposed Use(s)

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

Development Requirements

- The site is identified as Locally Significant Industrial Site (LSIS).
- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, focusing on the quality of the architecture, amenity space and public realm.
- The site is suitable for industrial space for cleaner industrial uses, as well as storage, distribution and logistics uses.
- In line with Policy DMNE 4: Water environment, the development will need to consider ways to enhance the estuary and river edge for fish and other wildlife.
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

N/A

Indicative minimum capacity

538 new homes

Site Ref

E_027

Site Name

Welbeck House/Welbeck Wharf

Site Area

3.75ha

Ward

Thames

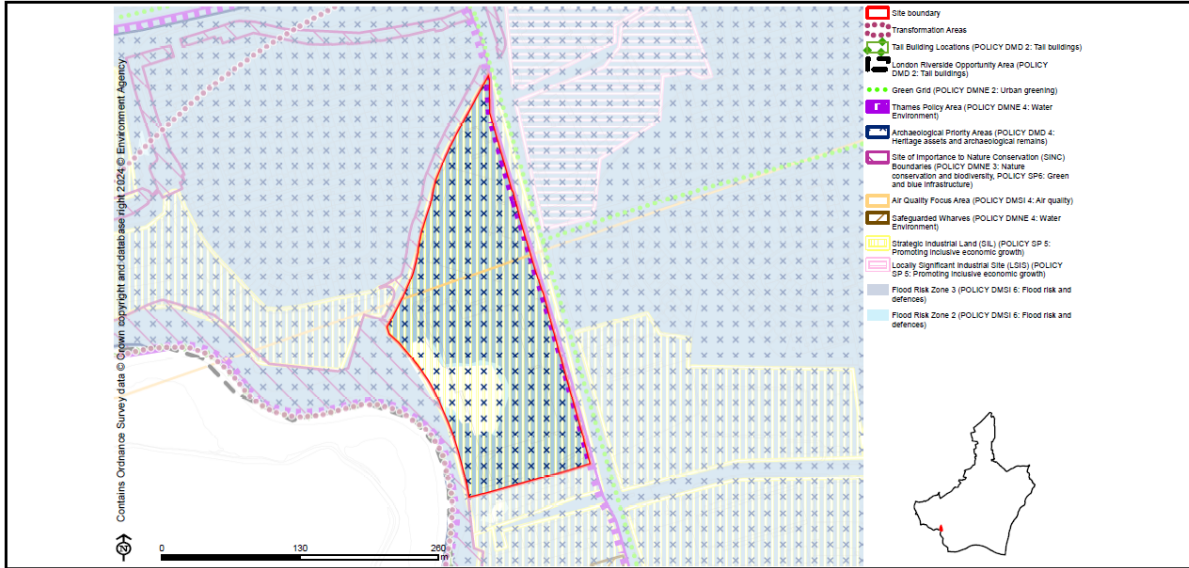
Ownership

Multiple landowners

Site Map

SPP Area

SPP2



Existing Use

Vacant former industrial land

Proposed Use

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

Development Requirements

- The site is identified as Strategic Industrial Land (SIL).
- Providing flood mitigation and adaptation measures to comply with the Local Plan policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

11/00573/FUL

Indicative Future Industrial Capacity

15,328 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

10+

Site Ref

E_029

Site Name

Thames Road Economic Use

Site Area

39.36ha

Ward

Thames

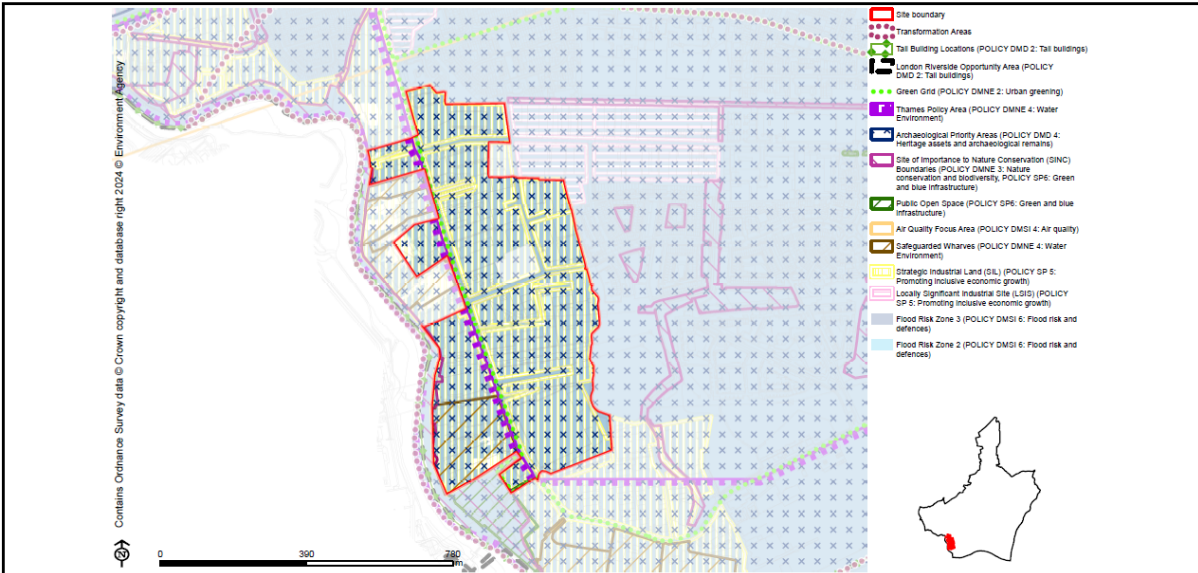
Ownership

Multiple landowners

SPP Area

SPP2

Site Map



Existing Use

Commercial and industrial land

Proposed Use

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

Development Requirements

- The site is identified as Strategic Industrial Land (SIL)
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.
- Development will be required to provide a strategy for responding to the National Grid underground cables present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.

Relevant Planning History

N/A

Indicative Future Industrial Capacity

38,461 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

11+

X

Site Ref

E_058

Site Name

River Road

Site Area

5.71ha

Ward

Thames

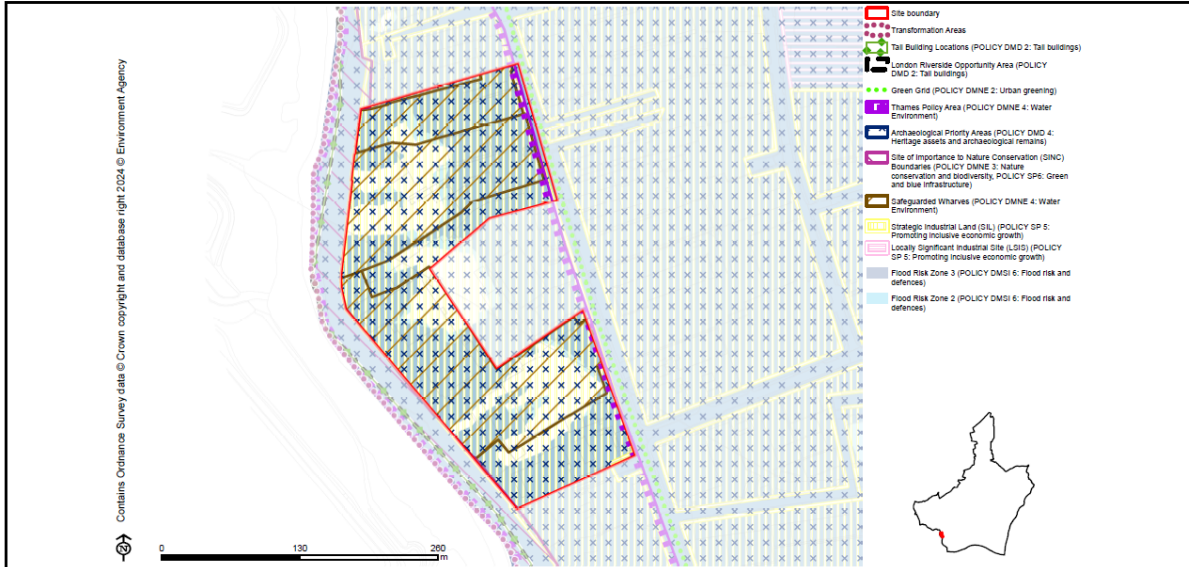
Ownership

Multiple

SPP Area

SPP2

Site Map



Existing Use

Industrial

Proposed Use

Industrial

Development Requirements

- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

N/A

Indicative Future Industrial/Commercial Capacity

Not specified, but <51,292 of the 121,477 sq.m wider River Road Area floorspace

Indicative Minimum Capacity (Years)

| | | | | | |
|-----|---|------|---|-----|---|
| 0-5 | X | 5-10 | X | 11+ | X |
|-----|---|------|---|-----|---|

Site Ref

E_088

Site Name

Unit A, Creek Road

Site Area

0.8ha

Ward

Thames

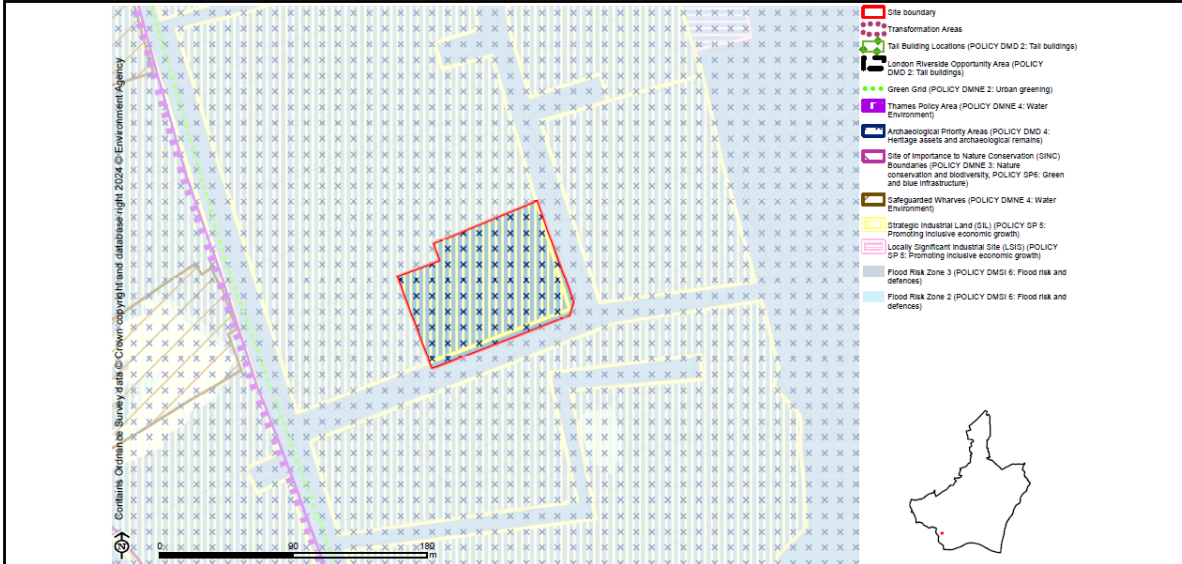
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP2



Existing Use

Bus garage

Proposed Use

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

Development Requirements

- The site is identified as Strategic Industrial Land (SIL)
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

20/02298/FULL

Indicative Future Employment Capacity

11,362 sq.m

Indicative Minimum Capacity (Years)

0-5

X

5-10

11+

Site Ref

E_089

Site Name

72-76 Land to the Rear of River Road

Site Area

0.44ha

Ward

Thames

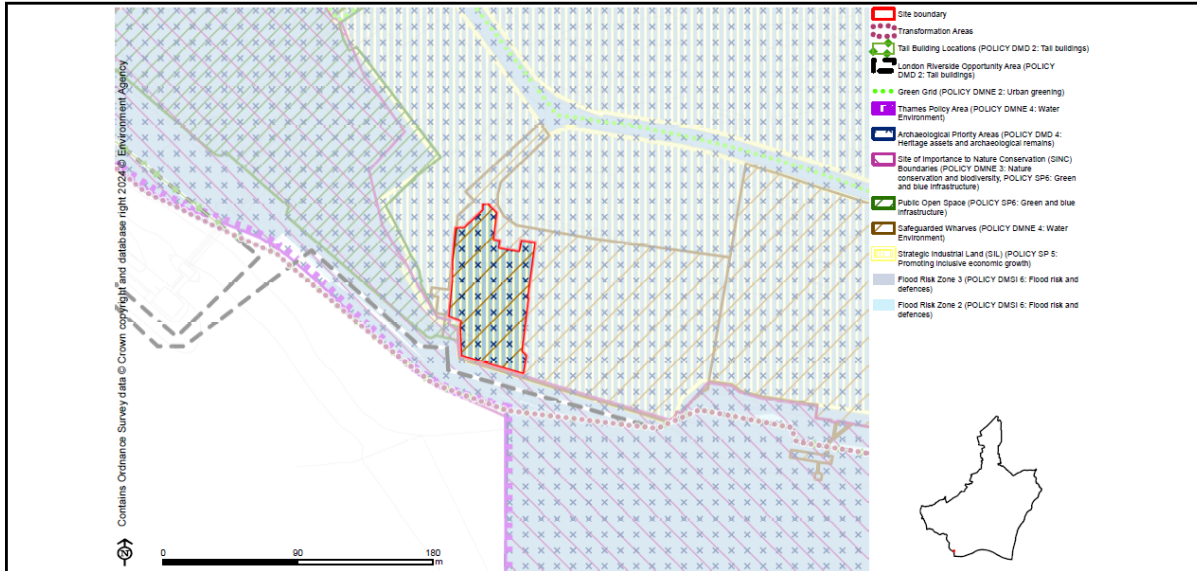
Ownership

Private

Site Map

SPP Area

SPP2



Existing Use

Safeguarded waste site

Proposed Use

Safeguarded waste site.

Development Requirements

- The site is identified as Strategic Industrial Land (SIL)
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

20/01371/FULL as amended by 21/00436/VAR approved on 28-04-2021

Indicative Future Employment Capacity

433 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

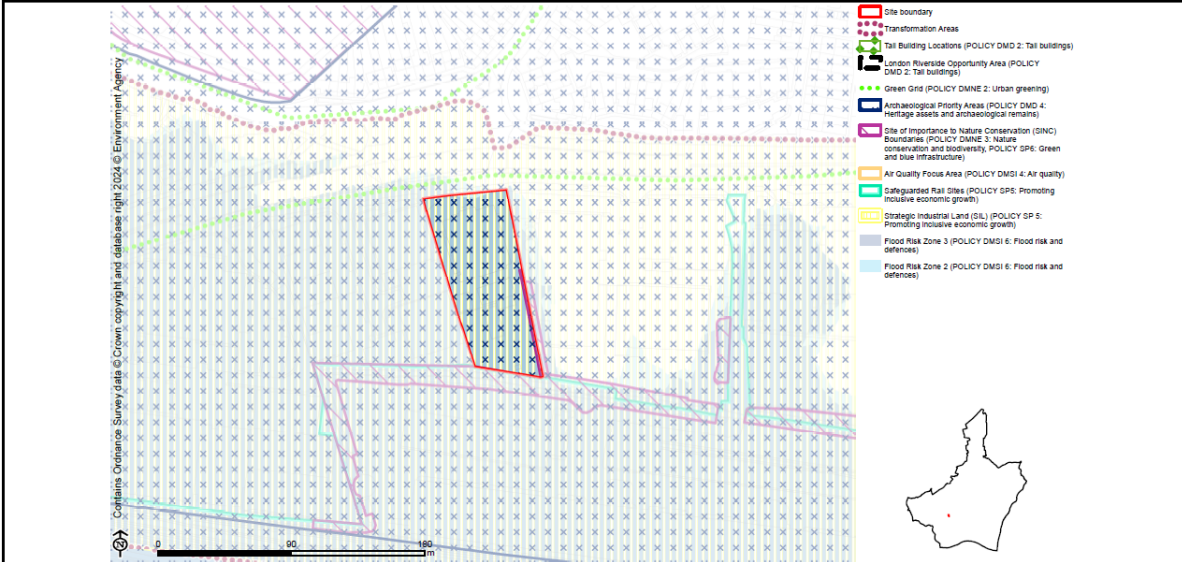
11+

X

Site Ref: E_090 | Site Name: Alfreds Way Industrial Estate | Site Area: 0.64ha

Ward: Castle Green | Ownership: Private

Site Map | SPP Area: SPP2



Existing Use
Vacant former industrial land

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

- Development Requirements**
- The site is identified as Strategic Industrial Land (SIL)
 - Providing flood mitigation and adaptation measures to comply with the Local Plan policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History
19/00679/FUL

Indicative Future Industrial/Commercial Capacity: 3,213 sq.m

Indicative Minimum Capacity (Years)

| | | | | | |
|-----|---|------|--|-----|--|
| 0-5 | X | 5-10 | | 11+ | |
|-----|---|------|--|-----|--|

Site Reference

CF

Site Name

Castle Green (include box lane site for integrity)

Site Area

70.47ha

Ward

Thames

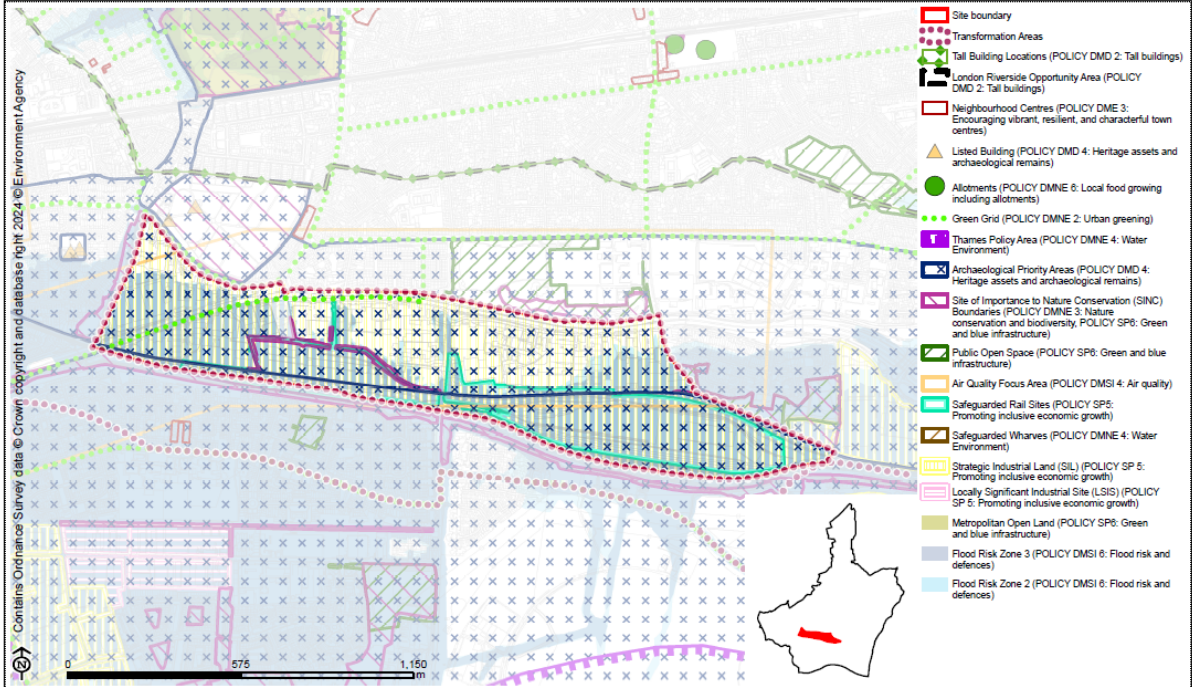
Ownership

Multiple land ownership

Site Map

SPP Area

SPP2



Locations & Existing Use

Industrial units across the whole site, with mainly single storey warehouses with large operational yards used for storage and wholesale, and two large rail depots comprising Ripple Lane Stora Site, Ripple Road and Eurohub at Box Lane and further rail infrastructure comprising Ripple Lane West Yard south of the Stora site and Renwick Road Rail Terminal west of Eurohub.

Proposed Use(s)

- Aspiration to deliver a comprehensive mixed-use redevelopment subject to implementation of the Borough's Industrial Land Strategy, as well as significant infrastructure improvements in the long term. A future review of the Plan is required to release Strategic Industrial Land at this site to enable housing to come forward in the latter part of the Plan period.
- Potential to deliver circa 7,000 new homes (around 450 of these within the Plan period) alongside flexible commercial uses, new schools, health care and community facilities, open spaces and a district energy centre/network linking to the adjacent Barking Riverside developments.
- The broader location has been identified for a future Gypsy and Traveller Site, for a minimum 21 pitches, to come forward following a review of the Local Plan (which intends to release Strategic Industrial Land at the site) and designed through a masterplanning process.
- Retention and safeguarding of existing rail infrastructure, comprising of Ripple Lane Stora, Ripple Lane West Yard, Renwick Road Rail Terminal and Eurohub sites.

Development Requirements

- The site is identified as Strategic Industrial Land (SIL).
- A Masterplan SPD, when produced, will provide further details and policy guidance on the implementation of industrial land strategy in this Transformation Area. Please refer to Policy SPP2 for guidance. In addition to the guidance on future masterplanning set out in Policy SPP2, existing rail infrastructure and associated access should be retained and not compromised by any future development of the site.
- Should the envisaged 7,000 homes come forward there would be a requirement for new primary schools and secondary schools
- In line with Policy DMNE 4: Water environment, the development will need to consider ways to enhance the estuary and river edge for fish and other wildlife.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.
- Providing flood mitigation and adaptation measures to comply with the Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

N/A

Indicative minimum capacity

450 new homes

Sites within Strategic Area SPP3: Dagenham Dock and Freeport

Contents:

| Site Ref | Site Name | Page Number |
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| AC | Merriellands Crescent Two | 80 |
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Housing Allocation 'Indicative Minimum Capacity' and 'Units' set out the net minimum number of new homes it is expected there is capacity to deliver within the Plan period.

Site Reference

AC

Site Name

Merrielands Crescent Two

Site Area

2.24ha

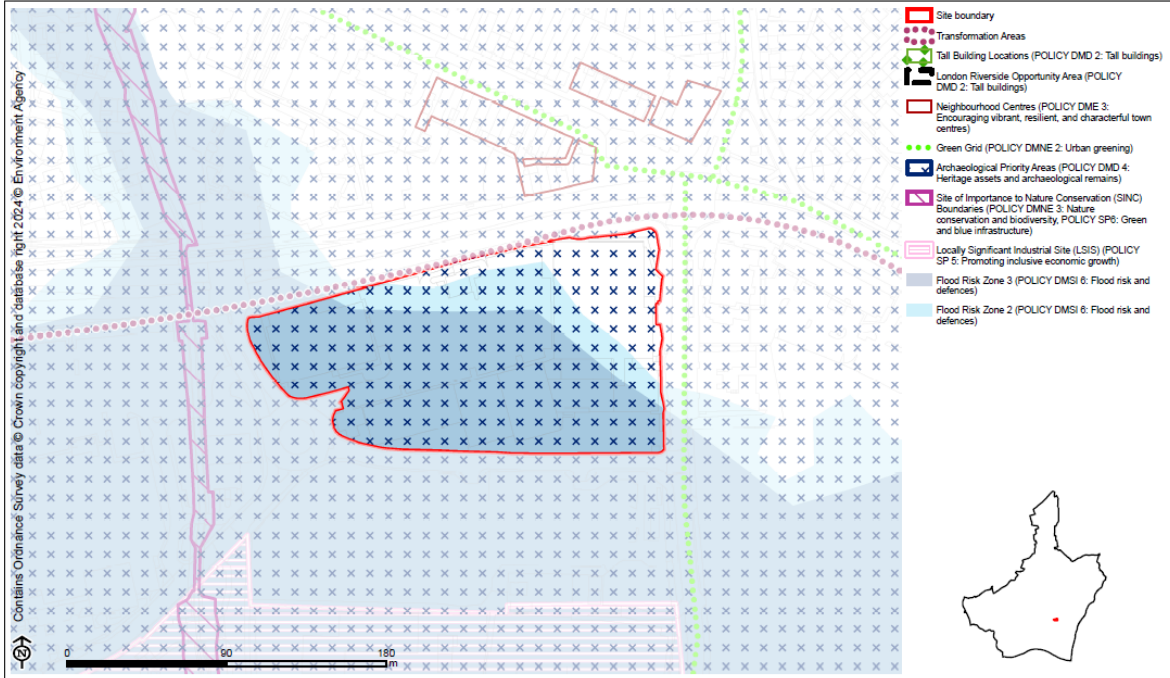
Ward

Thames

Ownership

Private

Site Map



Locations & Existing Use

Retail units

Proposed Use(s)

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

Development Requirements

- Consideration of strengthening the relationship with the adjacent land/areas, see Policy SPP3.
- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context.
- Providing flood mitigation and adaptation measures to comply with the Local Plan policies DMNE 4 and DMSI 6, and having regard to the TE 2100 Plan
- An archaeological assessment must be submitted in support of any planning application; this will inform how design can preserve or enhance any heritage asset.

Relevant Planning History

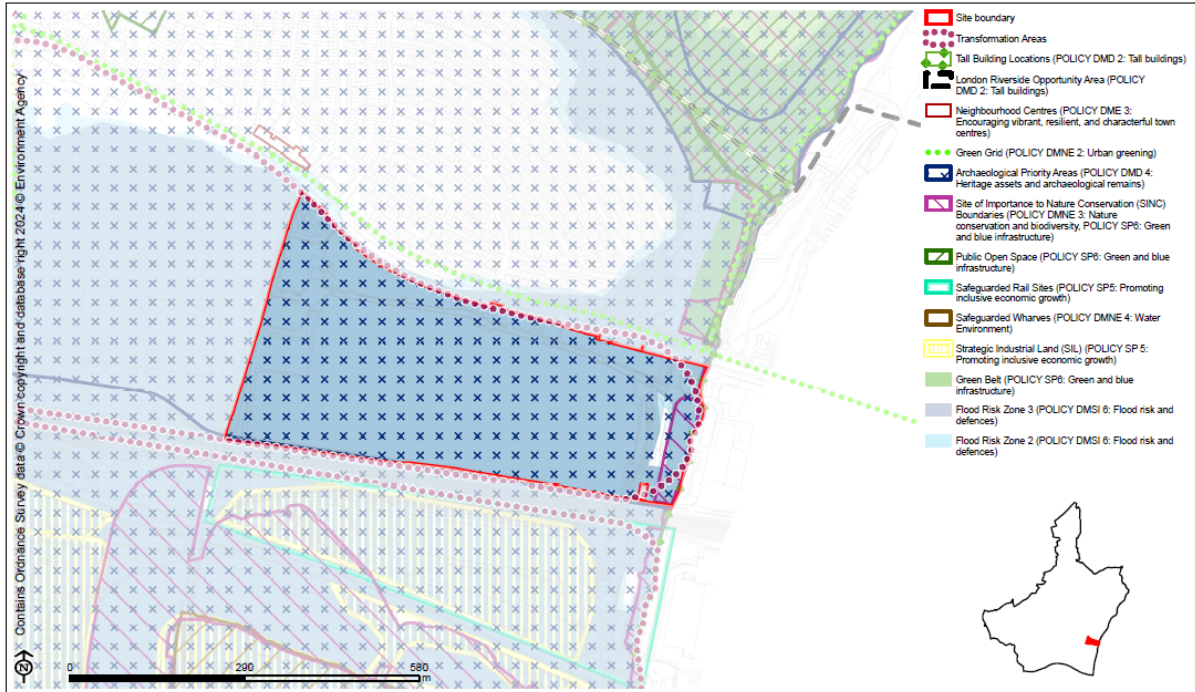
N/A

Indicative minimum capacity

324 new homes

| | | |
|-----------------------|---------------------------------|------------------|
| Site Reference | Site Name | |
| AE | Beam Park (South Dagenham East) | |
| Site Area | Ward | Ownership |
| 20.98ha | River | Private |

Site Map



Locations & Existing Use

Vacant former brownfield land

Proposed Use(s)

- Mixed Use development. Potential to deliver circa 3,119 new homes, with circa 1,198 sq.m commercial and community floorspace, supported by education, health and leisure facilities and a new local park and other open spaces/parkland.

Development Requirements

- The site is identified within the London Riverside Opportunity Area, includes extensive land in both Barking and Dagenham and adjoining Havering in respect of the Rainham and Beam Park Strategic Development Area (as identified in the Havering's Local Plan)
- The development requires collaborative work with the Greater London Authority, London Borough of Havering and other stakeholders to create a cohesive new community supported by a range of infrastructure
- Providing flood mitigation and adaptation measures to comply with Policies DMNE 4 and DMSI 6, and having regard to the TE 2100 Plan.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

- Hybrid planning permission GLA/2933a/05
- S73 permission 17/01307/OUT
- Outline planning permission 19/01241/OUT
- 22/01048/OUTSRM approved (subject to legal agreement) on 17-11-2023

Indicative minimum capacity

3,119 new homes

Site Ref

Site Name

Site Area

WA

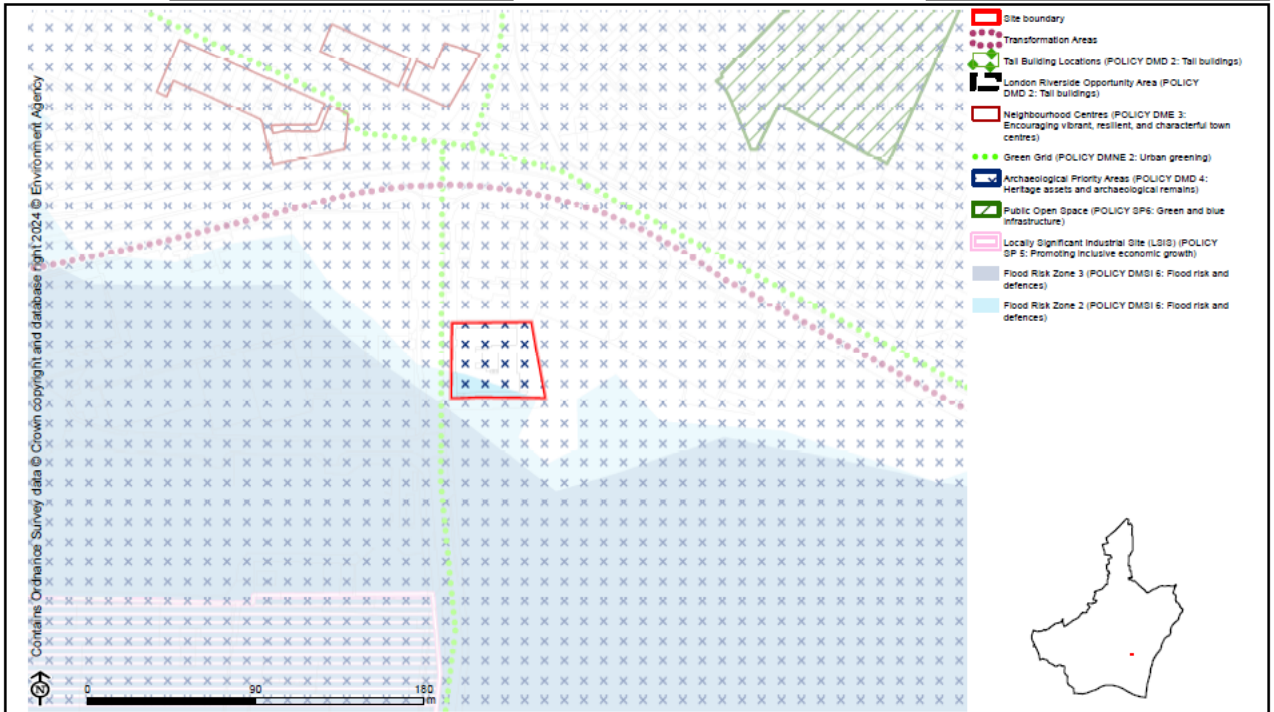
Former Dagenham Job Centre Chequers Lane

0.19ha

Site Map

Ownership
Private

SPP Area
SPP3



Relevant Planning History

19/01724/FUL approved (subject to legal agreement) on 29-04-2020

Units

90

Site Reference

XJ

Site Name

Former Ford Stamping Plant

Site Area

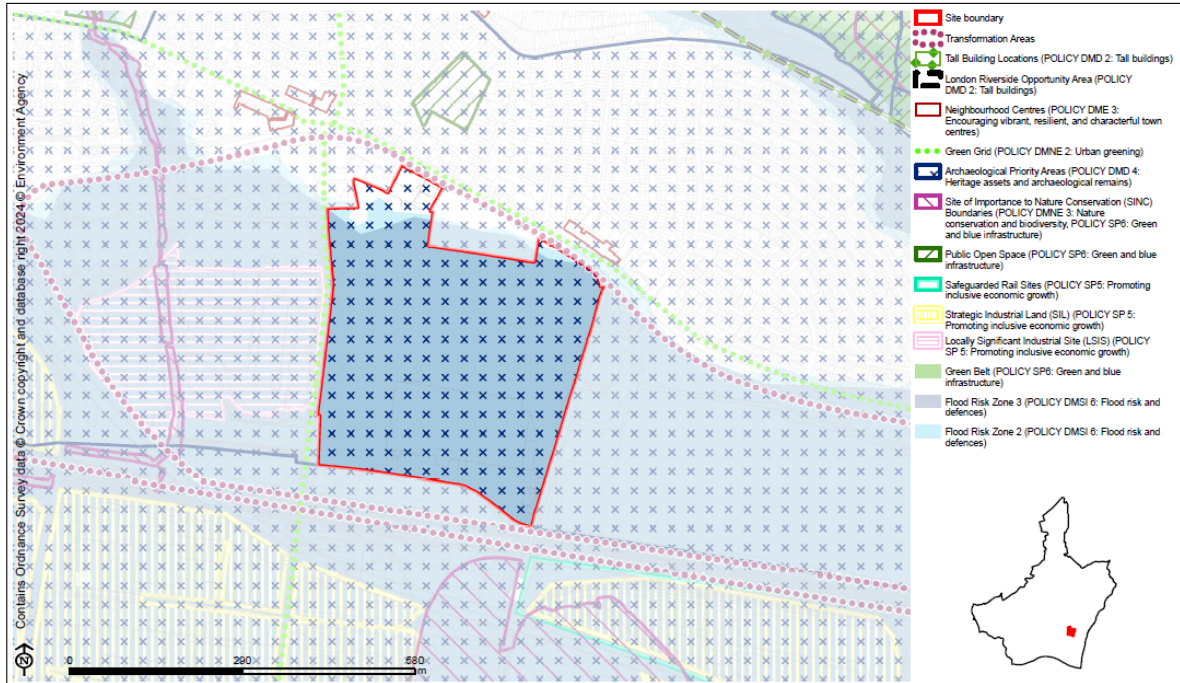
18.53ha

Ward

River

Ownership

Private

Site Map**Locations & Existing Use**

Vacant former Ford Stamping Plant building

Proposed Use(s)

- A comprehensive residential-led mixed-use development. Potential capacity of delivering circa 3,000 new homes, flexible community/commercial floorspace and supported infrastructure including 5 acres of land for a secondary school to the southern part of the site and open spaces.

Development Requirements

- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

- 17/00232/FUL relating only to decommissioning of the site
- 21/01808/OUTALL approved on 10-10-2022

Indicative minimum capacity

3,000 new homes

Site Reference

ZZ

Site Name

GSR and Gill Sites Land on the West Side of Chequers Lane, Dagenham

Site Area

1.27ha

Ward

Thames

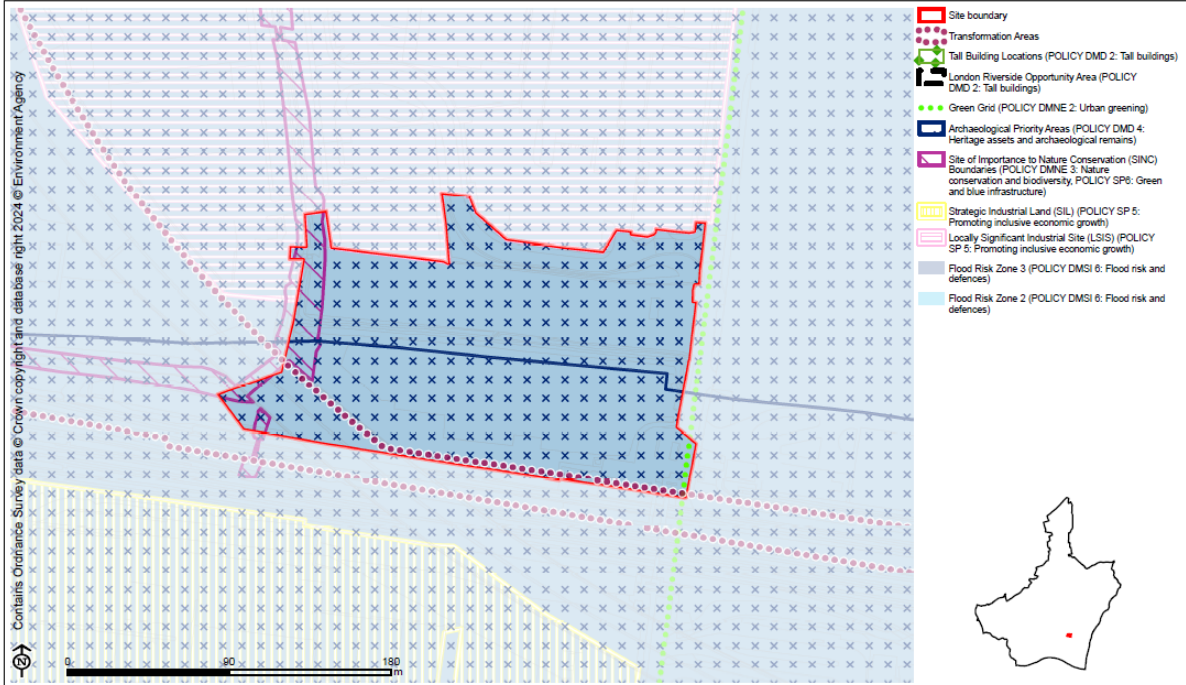
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP3



Locations & Existing Use

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

Proposed Use(s)

- Residential-led mixed-use development, with potential to deliver circa 707 new homes, circa 800 sq.m commercial floorspace and supported infrastructure including 1 new primary school.

Development Requirements

- The site is currently located within the London Riverside Opportunity Area and part of the strategic Transformation Areas of Dagenham Dock, Beam Park and Stamping Plant
- In line with Policy DMNE 4: Water environment, the development will need to consider ways to enhance the estuary and river edge for fish and other wildlife.
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

- 21/01211/FULL approved (subject to legal agreement) on 13-04- 2022 for 380 homes
- 22/00416/FULL approved (subject to legal agreement) on 07-12- 2023 for 327 homes

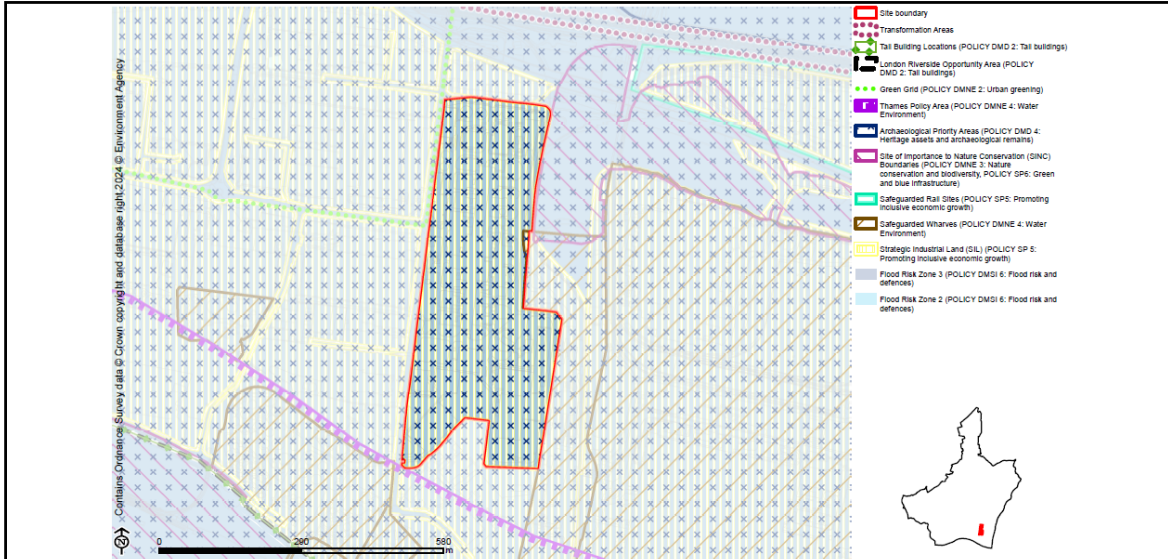
Indicative minimum capacity

707 new homes

Site Ref: **E_014** Site Name: **Barking Reach Power Station** Site Area: **16.7ha**

Ward: **River** Ownership: **Private**

Site Map: **SPP3**



Existing Use
The site currently comprises the disused Barking Reach Power Station, which ceased operation in October 2014

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

- Development Requirements**
- The site is within the London Riverside Opportunity Area, the London Sustainable Industries Park, as well as Strategic Industrial Land (SIL).
 - In line with Policy DMNE 4: Water environment, the development will need to consider ways to enhance the estuary and river edge for fish and other wildlife.
 - Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
 - In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

- Relevant Planning History**
- 20/01097/OUTALL
 - 15/00314/PRIOR4

Indicative Future Industrial Capacity: Up to 237,946 sq.m 'Sui Generis'

Indicative Minimum Capacity (Years): 0-5, 5-10, 11+

Site Ref

E_015

Site Name

Plot 62 SEGRO Park

Site Area

2.04ha

Ward

Thames

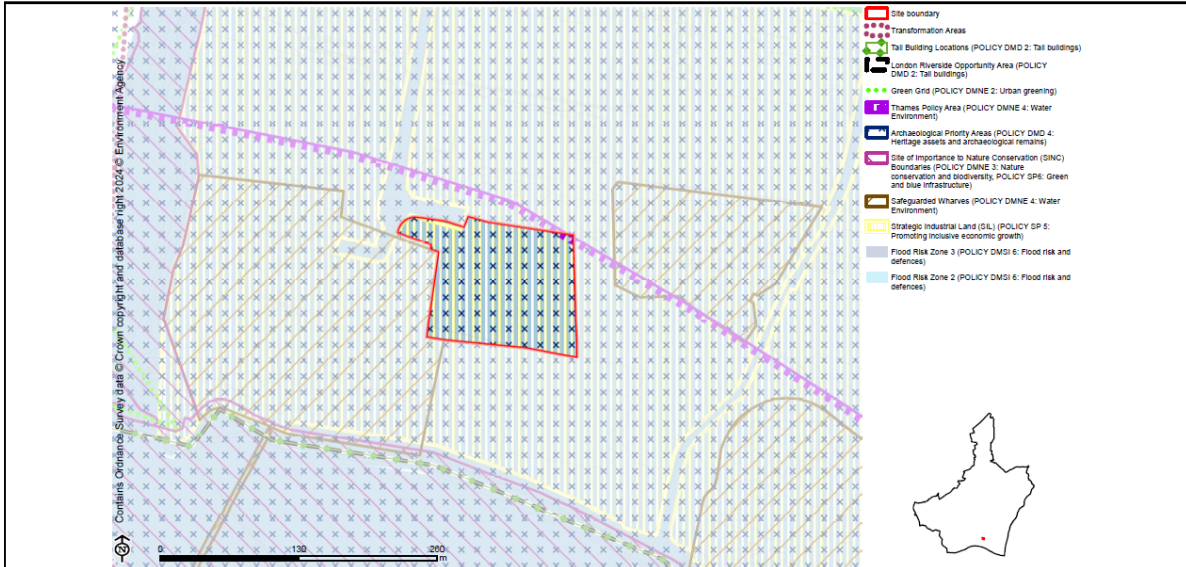
Ownership

Private

SPP Area

SPP3

Site Map



Existing Use

Vacant brownfield land

Proposed Use

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

Development Requirements

- The site is identified as Strategic Industrial Land (SIL)
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- Development should contribute to the sub area vision. Consideration of strengthening the relationship with the adjacent land/areas (see Policy SPP3 and Policy SP9); focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists
- The scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

N/A

Indicative Future Industrial Capacity

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

Indicative Minimum Capacity (Years)

0-5

X

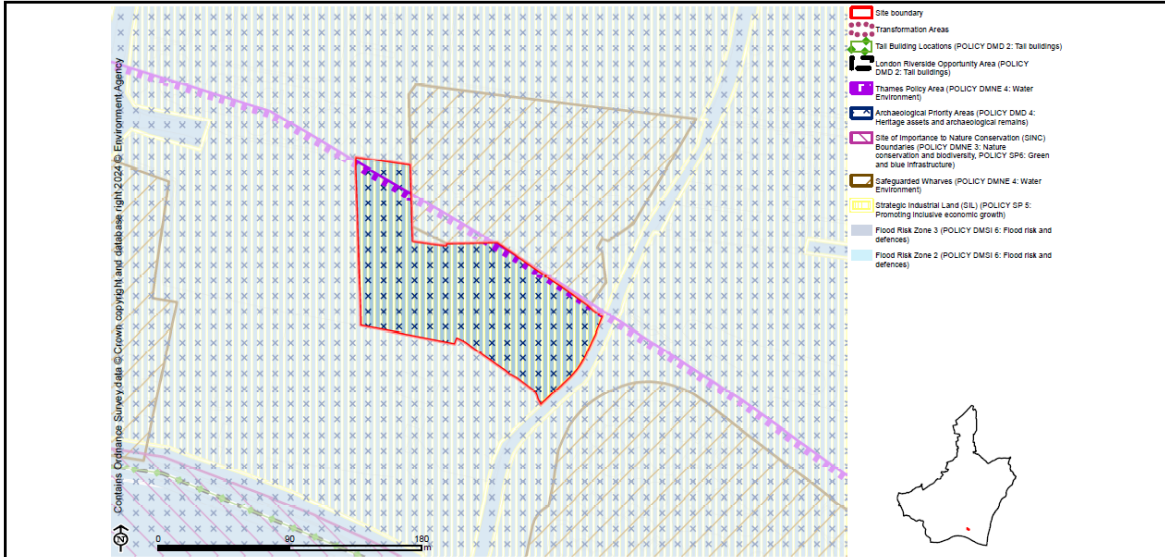
5-10

10+

Site Ref: E_016 | Site Name: Plot 63 SEGRO Park | Site Area: 1.26ha

Ward: Thames | Ownership: Private

Site Map | SPP Area: SPP3



Existing Use

Vacant brownfield land

Proposed Use

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

Development Requirements

- The site is identified as Strategic Industrial Land (SIL)
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Policies SPP2 and SPP3 and Policy SP9), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists.
- The scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context.
- The site has good access to water transport in addition to road transport.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

19/00904/FUL
20/00388/FUL

Indicative Future Industrial Capacity

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

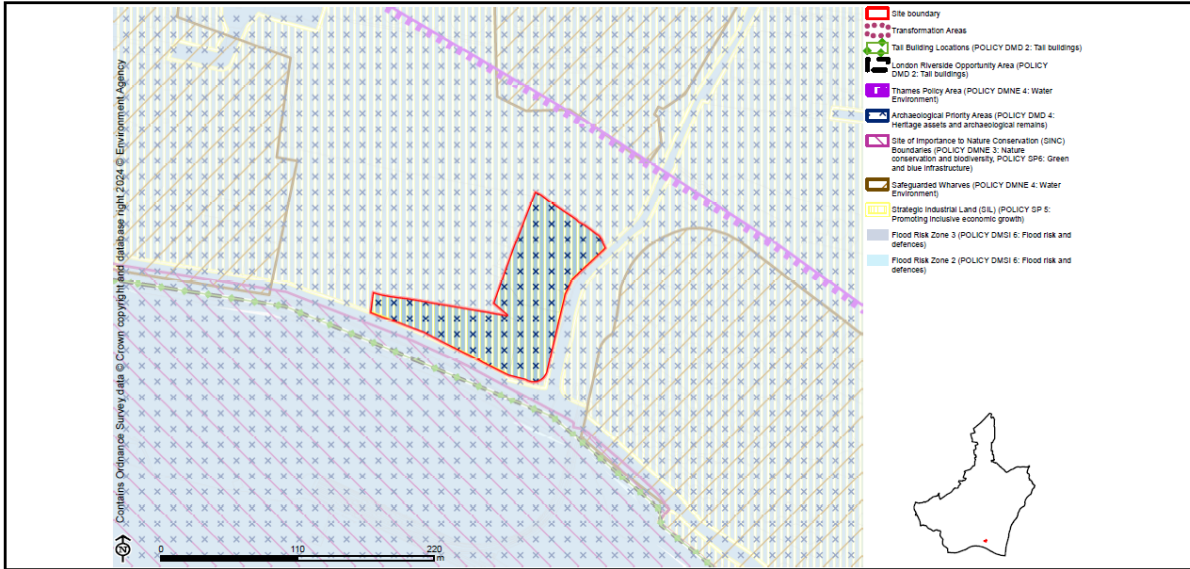
Indicative Minimum Capacity (Years)

0-5: X | 5-10: | 11+:

| | | |
|-----------------|--------------------|------------------|
| Site Ref | Site Name | Site Area |
| E_017 | Plot 64 SEGRO Park | 1.05ha |

| | |
|-------------|------------------|
| Ward | Ownership |
| Thames | Private |

| | |
|-----------------|-----------------|
| Site Map | SPP Area |
| | SPP3 |



Existing Use

Vacant brownfield land

Proposed Use

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

Development Requirements

- The site is identified as Strategic Industrial Land (SIL)
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Policy SPP3 and Policy SP9), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists.
- The scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

N/A

Indicative Future Industrial Capacity

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

Indicative Minimum Capacity (Years)

| | | | | | |
|-----|---|------|--|-----|--|
| 0-5 | X | 5-10 | | 11+ | |
|-----|---|------|--|-----|--|

Site Ref

E_018

Site Name

Plot 65 SEGRO Park

Site Area

1.48ha

Ward

Thames

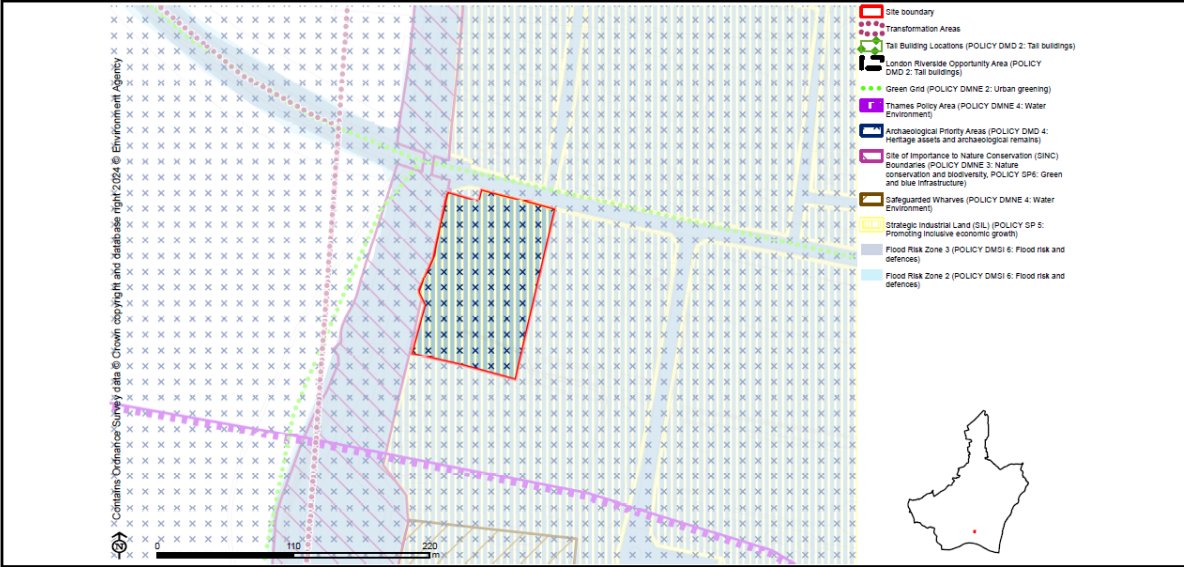
Ownership

Private

Site Map

SPP Area

SPP3



Existing Use

Vacant brownfield land

Proposed Use

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

Development Requirements

- The site is identified as Strategic Industrial Land (SIL)
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Policies SPP2 and SPP3, and Policy SP9), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists.
- The scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

19/00904/FUL
21/01355/FUL

Indicative Future Industrial Capacity

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

Indicative Minimum Capacity (Years)

| | | | | | |
|-----|---|------|--|-----|--|
| 0-5 | X | 5-10 | | 10+ | |
|-----|---|------|--|-----|--|

Site Ref

E_019

Site Name

Plot 67 SEGRO Park

Site Area

3.63ha

Ward

Thames

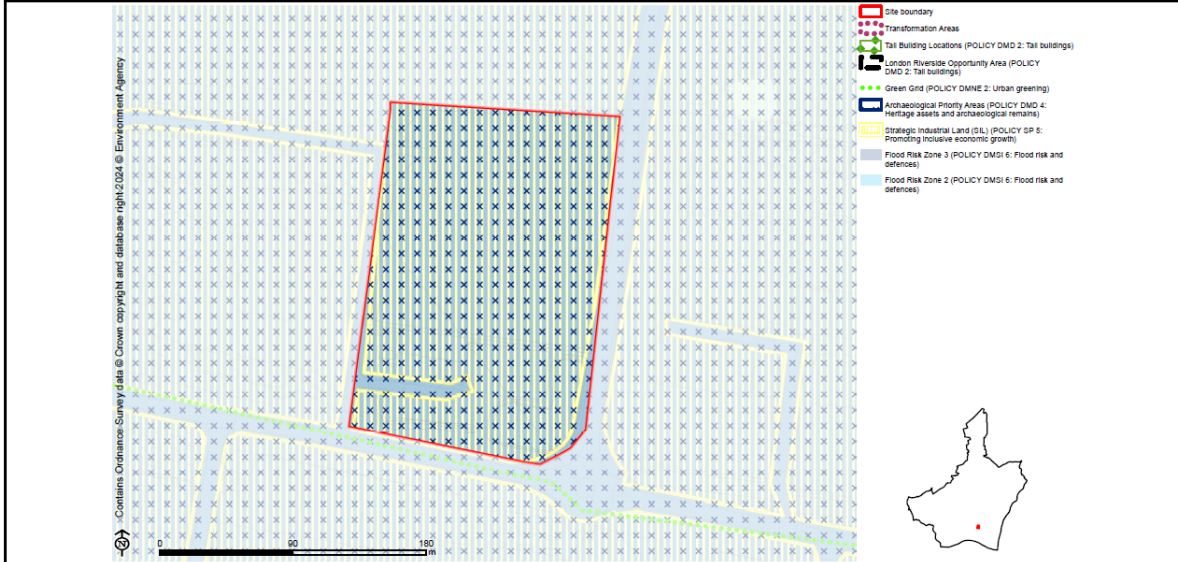
Ownership

Private

Site Map

SPP Area

SPP3



Existing Use

Vacant brownfield land

Proposed Use

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

Development Requirements

- The site is identified as Strategic Industrial Land (SIL)
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Policies SPP2 and SPP3, and Policy SP9), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists.
- The scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

19/00904/FUL
21/00023/FUL

Indicative Future Industrial Capacity

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

Indicative Minimum Capacity (Years)

0-5

X

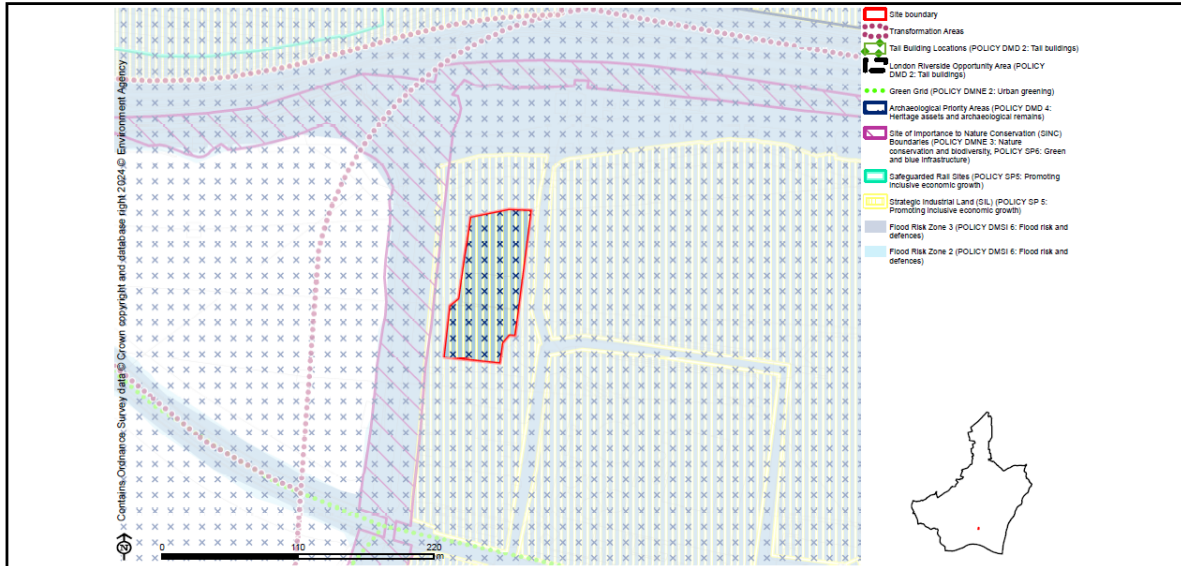
5-10

10+

Site Ref: E_020 | Site Name: Plot 70 SEGRO Park | Site Area: 0.81ha

Ward: Thames | Ownership: Private

Site Map | SPP Area: SPP3



Existing Use: Vacant brownfield land

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

- Developments Requirements**
- The site is identified as Strategic Industrial Land (SIL)
 - Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan.
 - Development should contribute to the sub area vision and strengthen the relationship with the adjacent land/areas (see Policies SPP2 and SPP3, and Policy SP9), focusing on improving the public realm and contributing towards a safer local environment for pedestrians and cyclists.
 - The scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context.
 - Development will be required to provide a strategy for responding to the National Grid underground cables present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.
 - In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

19/00904/FUL
19/01178/FUL

Indicative Future Industrial Capacity: Not specified. Contributing to Dagenham Dock SIL - up to circa 647,636 sq.m

Indicative Minimum Capacity (Years): 0-5 (X), 5-10, 10+

Site Ref

E_052

Site Name

Dagenham Dock

Site Area

212.8ha

Ward

Thames/River

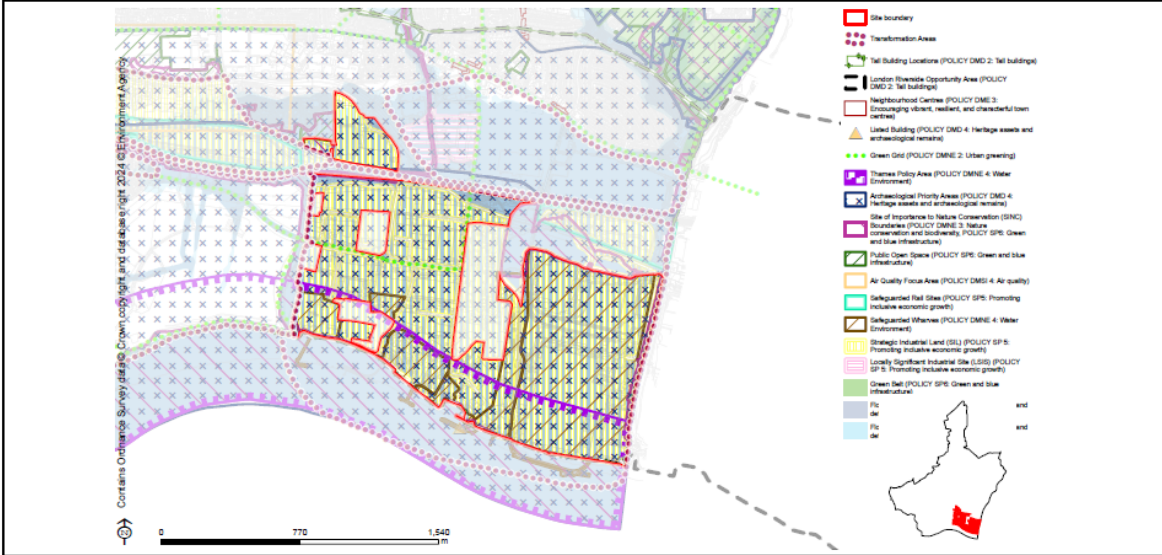
Ownership

Multiple

Site Map

SPP Area

SPP3



Existing Use

Industrial

Proposed Use

Industrial

Development Requirements

- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- All safeguarded wharves and maritime infrastructure will be protected and retained in line with Policy SP 5.

Relevant Planning History

N/A

Indicative Future Industrial/Commercial Capacity

647,636 sqm. of industrial floorspace

Indicative Minimum Capacity (Years)

0-5

X

5-10

X

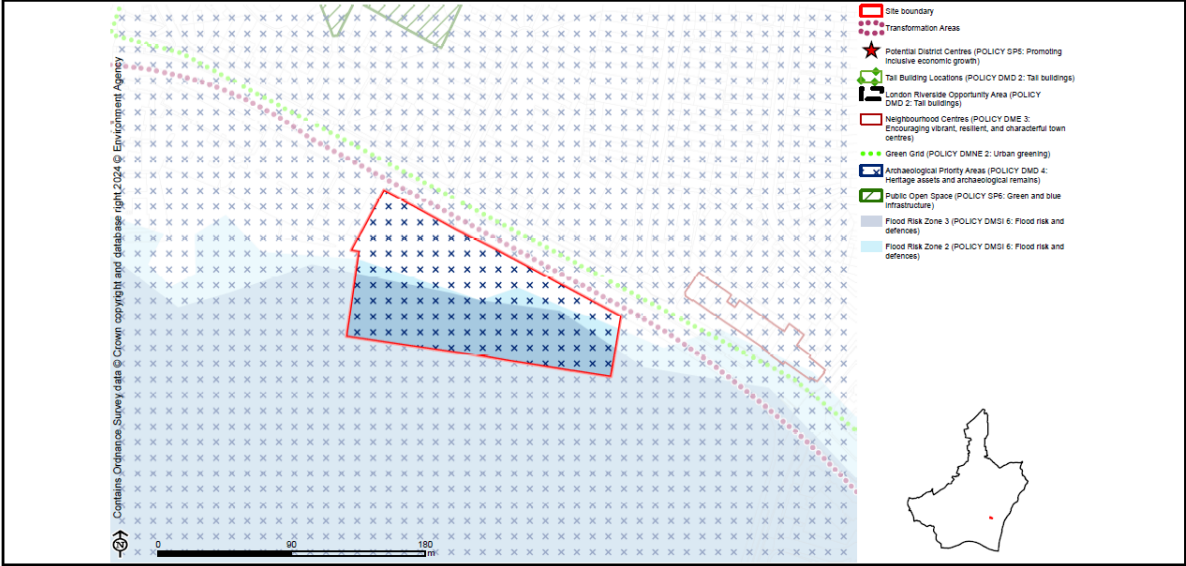
11+

X

Site Ref: ED1 | Site Name: Polar Ford Special Educational Needs School | Site Area: 0.8ha

Ward: River | Ownership: Private

Site Map: SPP3



Existing Use

Garage and car sales

Proposed Use

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

Development Requirements

- The site is located within identified Strategic Industrial Land (SIL)
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan
- The scale and massing of development should contribute to the sub area vision and respond positively to its existing and emerging context.

Relevant Planning History

21/01959/FULL approved on 13-04-2022

Indicative Future Floorspace Capacity (sq.m)

N/A

Indicative Minimum Capacity (Years)

0-5 5-10 11+

Sites within Strategic Area SPP4: Chadwell Heath and Marks Gate

Contents:

| Site Ref | Site Name | Page Number |
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| Housing and Housing-Led Allocations | | |
| AS | Padnall Court and Reynolds Court | 95 |
| BG | 26 And 28 Land to the Rear High Road | 96 |
| BR | 3 Station Road | 97 |
| CH | Chadwell Heath Industrial Estate | 98 |
| CO | Padnall Lake | 99 |
| HS | Former White Horse Pub, Chadwell Heath | 100 |
| HV | 7, Apollo Housing | 101 |
| HW | 31-35 Mill Lane | 102 |
| WC | Selinas Lane | 103 |
| WF | 97-131 High Road | 104 |
| Economic Site Allocations | | |
| E051 | Coopers Arms | 105 |

Housing Allocation 'Indicative Minimum Capacity' and 'Units' set out the net minimum number of new homes it is expected there is capacity to deliver within the Plan period.

Site Reference

AS

Site Name

Padnall Court and Reynolds Court

Site Area

3.3ha

Ward

Chadwell Heath

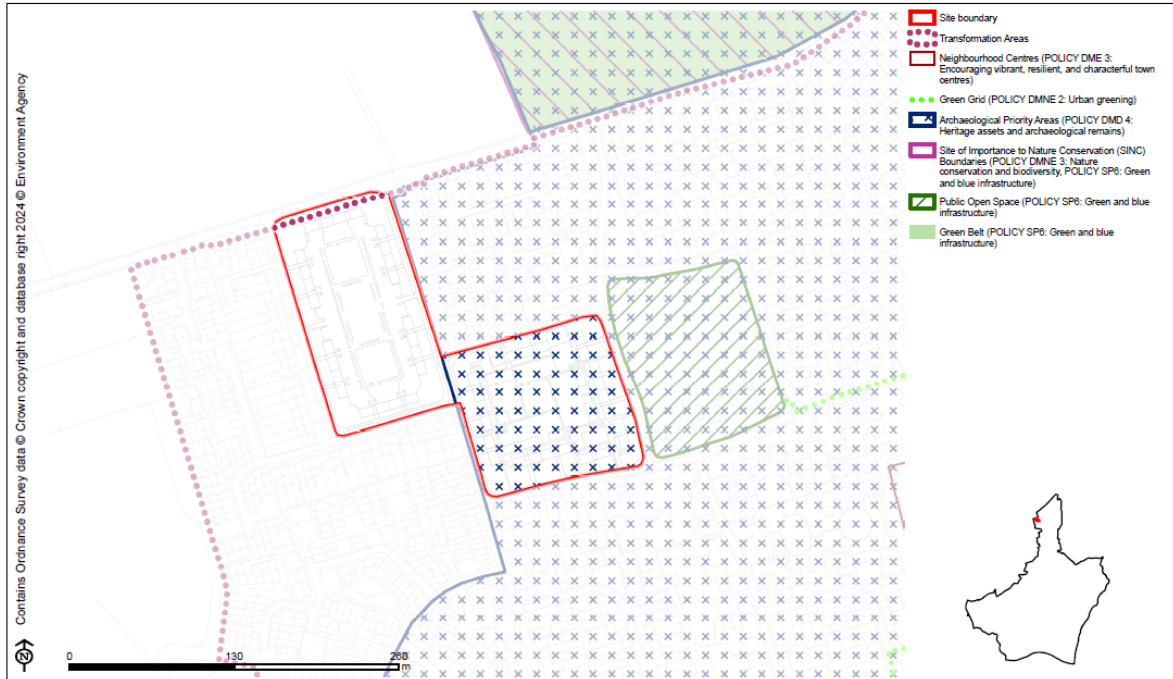
Ownership

LBBB

Site Map

SPP Area

SPP4



Locations & Existing Use

Padnall Court and Reynolds Court buildings

Proposed Use(s)

- Residential

Development Requirements

- Development should replace existing social rented floorspace.

Relevant Planning History

- N/A

Indicative minimum capacity

125 new homes

Site Ref

BG

Site Name

26 And 28 Land To The Rear High Road

Site Area

0.05ha

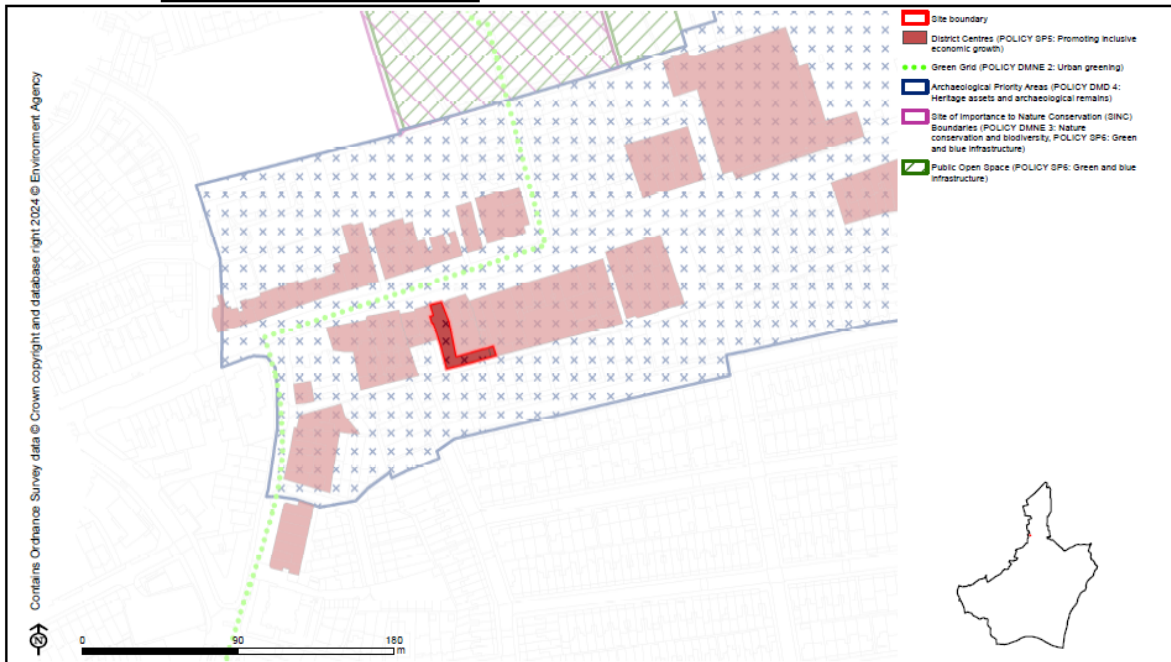
Site Map

Ownership

Private

SPP Area

SPP4



Relevant Planning History

12/00831/FUL

Units

8

Site Ref

BR

Site Name

3 Station Road

Site Area

0.04ha

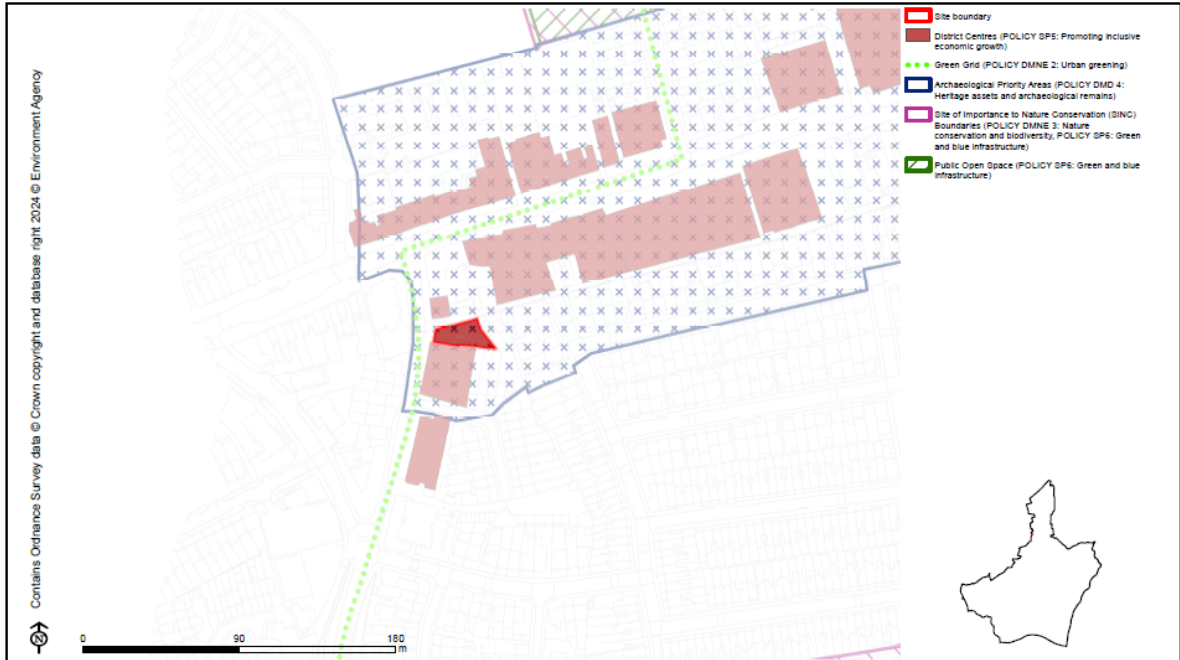
Site Map

Ownership

Private

SPP Area

SPP4



Relevant Planning History

20/01060/FULL approved on 19-11-2020

Units

9

Site Reference

CH

Site Name

Chadwell Heath Industrial Estate

Site Area

31.75ha

Ward

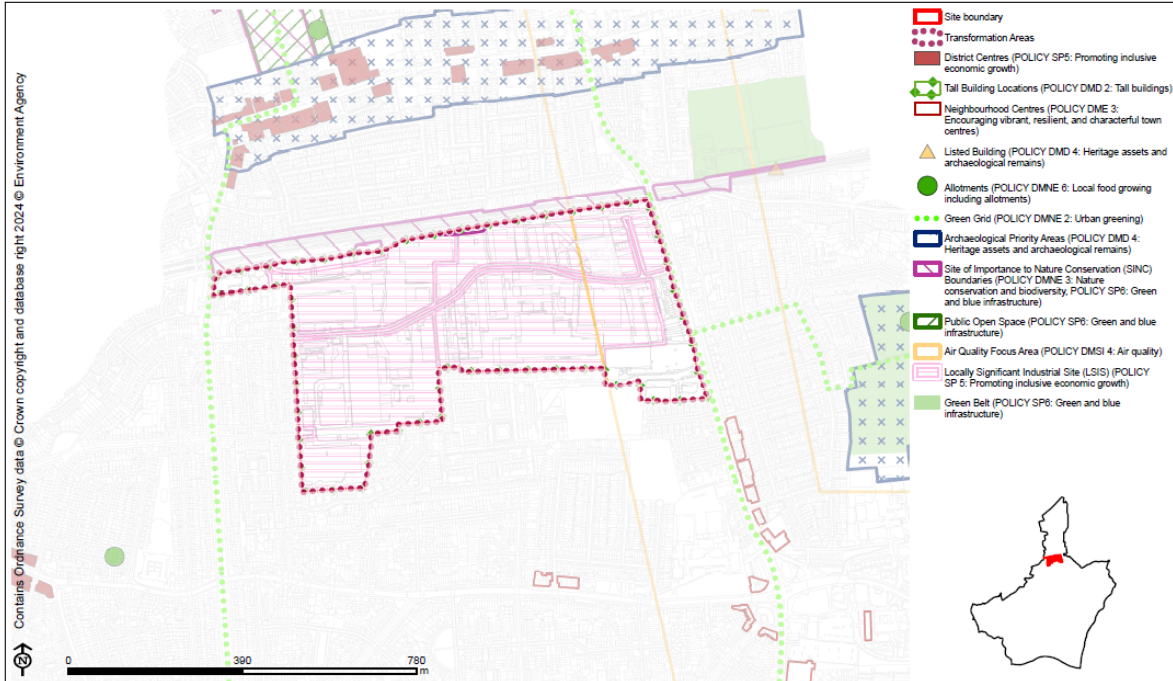
Whalebone/Valence

Ownership

Multiple land ownships

Site Map**SPP Area**

SPP4

**Locations & Existing Use**

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

Proposed Use(s)

- Aspirations to deliver a comprehensive mixed-use redevelopment subject to implementation of the Borough's Industrial Land Strategy
- Potential to deliver circa 3,685 new homes, up to 136,732 sq.m industrial floorspace to support digital/cultural creative industries, and flexible commercial/community floorspace and supporting infrastructure including 2 3 FE primary schools and 1 8/10 FE secondary school, open spaces, healthcare and community facilities.

Development Requirements

- The site is identified as Locally Significant Industrial Site (LSIS).
- A Masterplan SPD will provide further details and policy guidance on the implementation of the industrial land strategy in this Transformation Area. Please refer to Policy SPP4 for guidance.
- Enhance connectivity and integration with Chadwell Heath district centre, maximising the opportunities presented by the proximity of Chadwell Heath Station in co-operation with the London Borough of Redbridge.
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

- 17/01011/OUT relates to 16 units on a small part of the site, allowed on appeal on 12-12-2018
- 16/00368/ FUL approved on 14-07-2016

Indicative minimum capacity

3,685 new homes

Site Reference

CO

Site Name

Padnall Lake

Site Area

4.12ha

Ward

Chadwell Heath

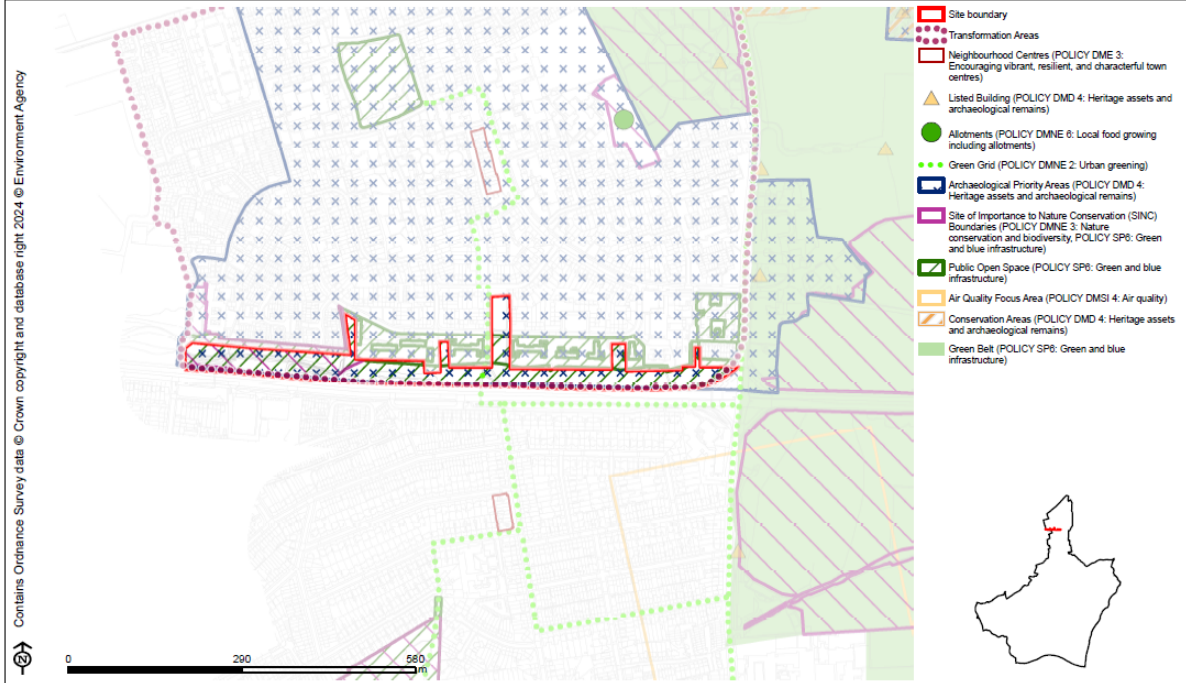
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP4



Locations & Existing Use

Public open space

Proposed Use(s)

- Residential-led mixed-use development. Potential to deliver 289 new homes, new public open spaces, with other supporting uses including community service facilities

Development Requirements

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

Relevant Planning History

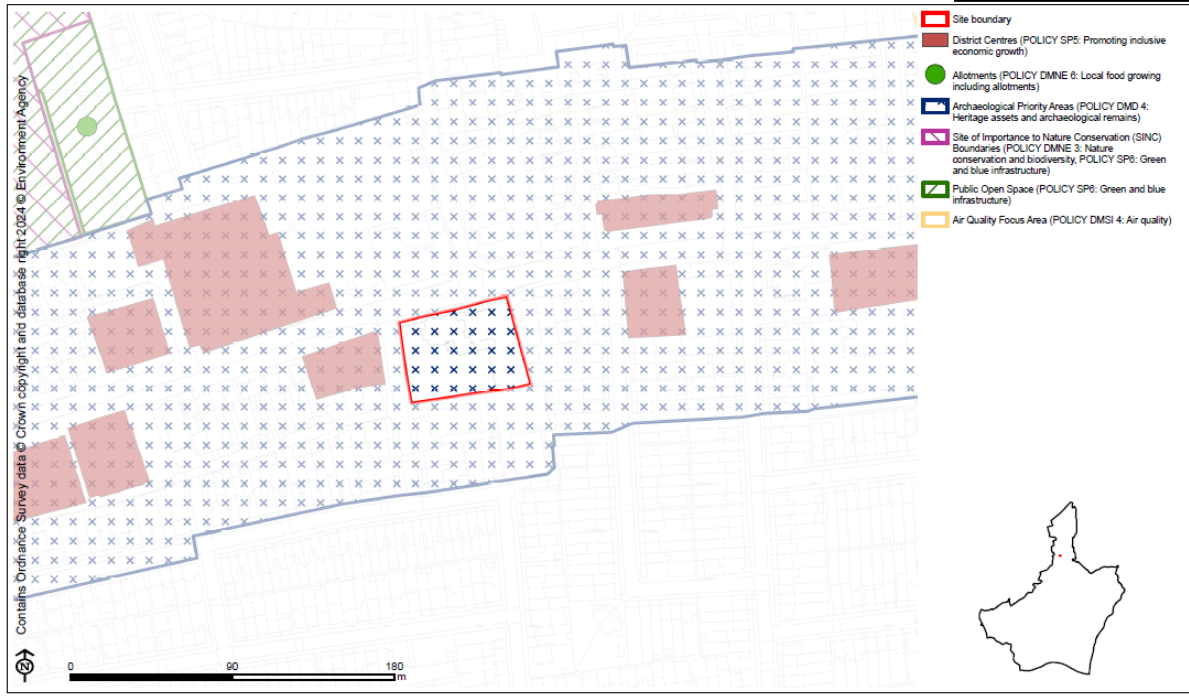
- 20/01686/FULL approved on 05-03-2021 (amended by 22/01415/NONMAT seeking detailed planning permission for Phase 1 and outline planning permission for Phase 2 on 01-09-2022)

Indicative minimum capacity

289 new homes

| | | |
|-----------------------|--|------------------|
| Site Reference | Site Name | |
| HS | Former White Horse Pub, Chadwell Heath | |
| Site Area | Ward | Ownership |
| 0.31ha | Whalebone | Private |

Site Map **SPP Area**
SPP4



Locations & Existing Use

Public House

Proposed Use(s)

- Retention of Public House and housing

Development Requirements

- Development should preserve or enhance the locally listed Former White Horse Pub building.
- Development should bring into use the public house as part of the scheme.
- Development must ensure that the conflict of uses is mitigated through the design and construction of the development.

Relevant Planning History

- 18/01729/FUL approved (subject to legal agreement) on 15-05-2020

Indicative minimum capacity

104 new homes

Site Ref

HV

Site Name

7 Apollo Housing

Site Area

0.019ha

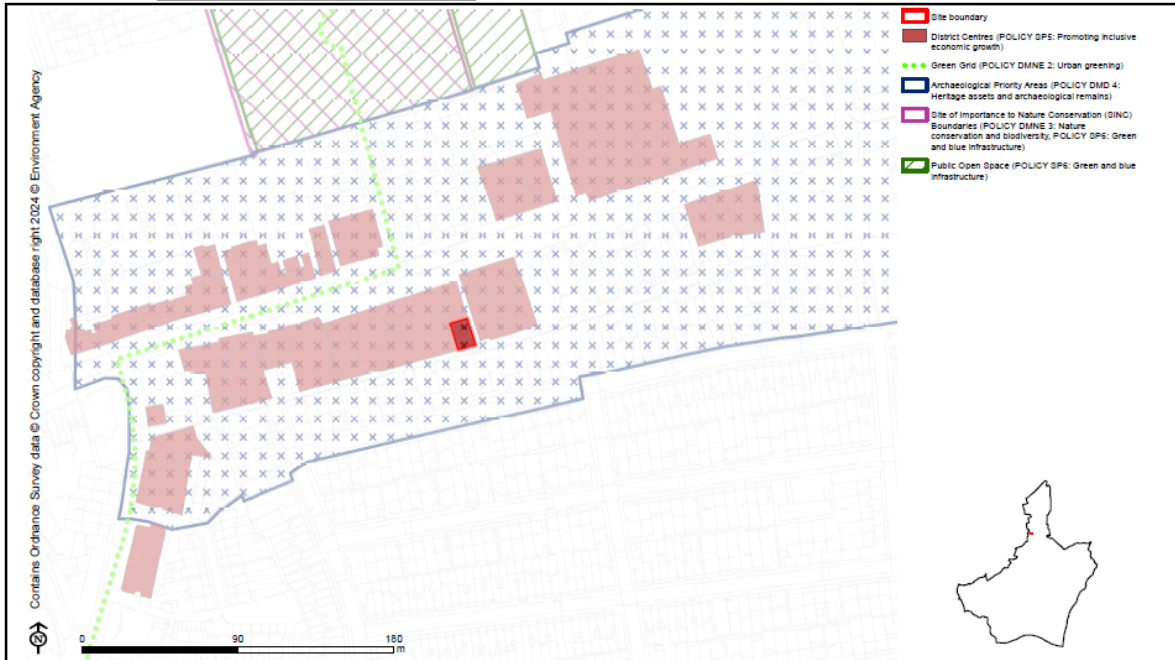
Site Map

Ownership

Private

SPP Area

SPP4



Relevant Planning History

21/01499/FULL approved on 30-09-2021

Units

6

HW

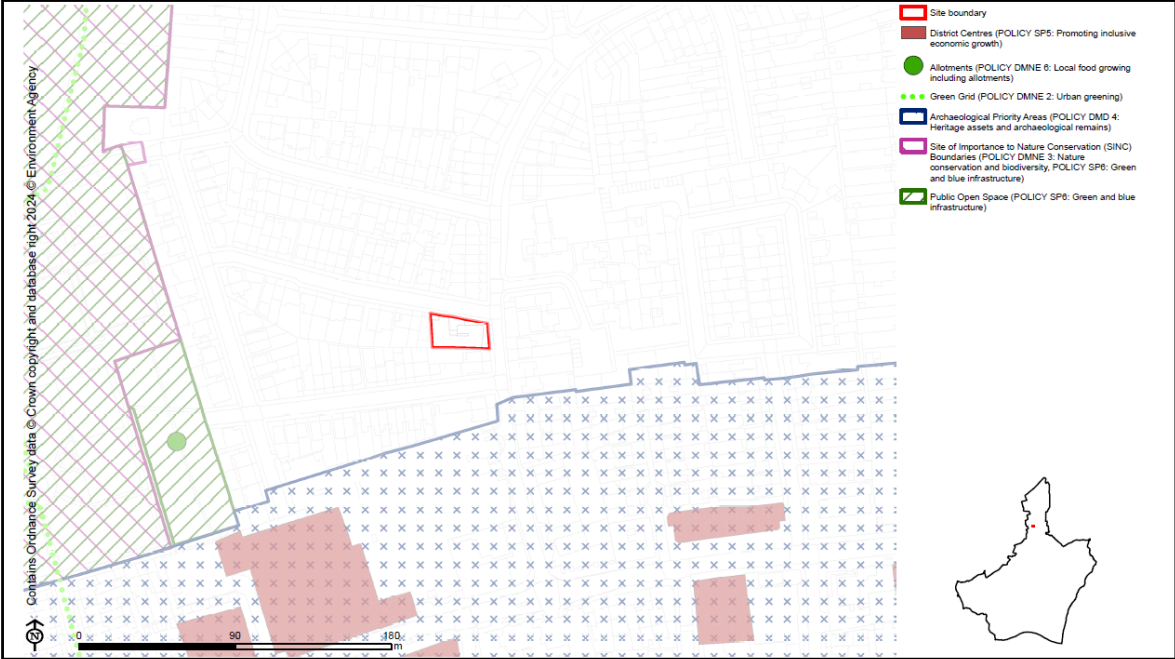
31 -35 Mill Lane

0.06ha

Site Map

Ownership
Private

SPP Area
SPP4



Relevant Planning History

20/00483/FUL as amended by 20/01448/VAR approved on 07-09-2020

Units

9

Site Reference

WC

Site Name

Selinas Lane

Site Area

0.62ha

Ward

Whalebone

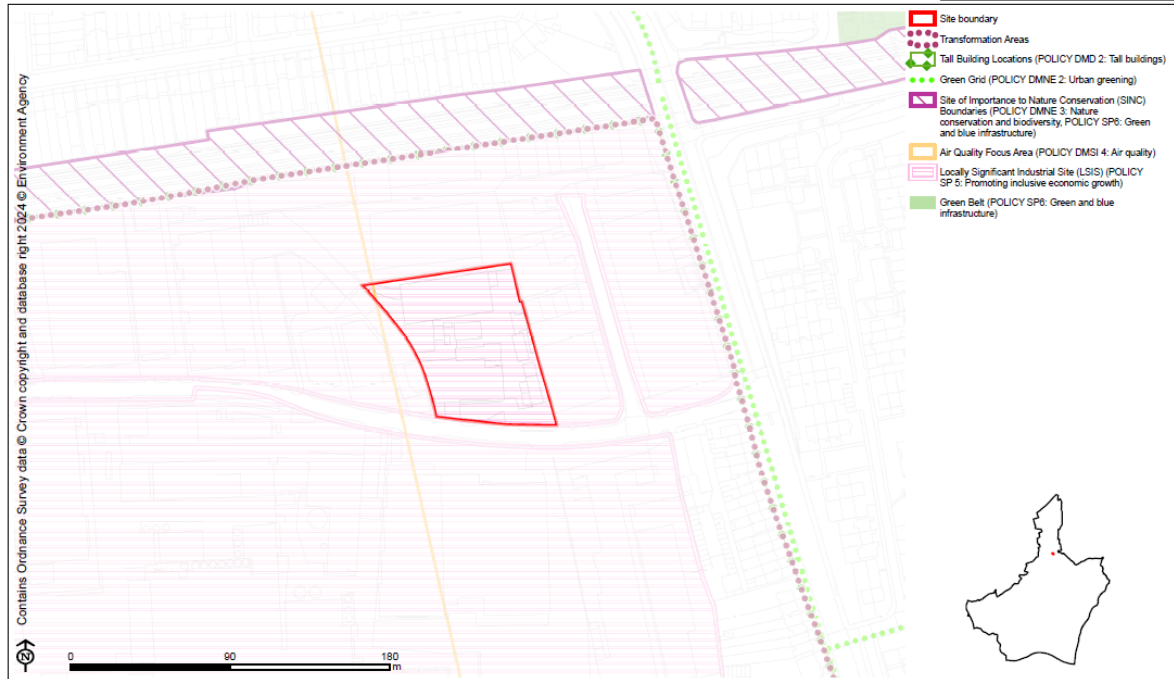
Ownership

LBBB

Site Map

SPP Area

SPP4



Locations & Existing Use

Industrial warehouses/Places of worship

Proposed Use(s)

- Mixed use (Industrial and residential)

Development Requirements

- The site is identified as a Locally Significant Industrial Site (LSIS)

Relevant Planning History

- 19/00264/OUT (150 units)

Indicative minimum capacity

150 new homes

Site Reference

WF

Site Name

97-131 High Road

Site Area

1.49ha

Ward

Chadwell Heath

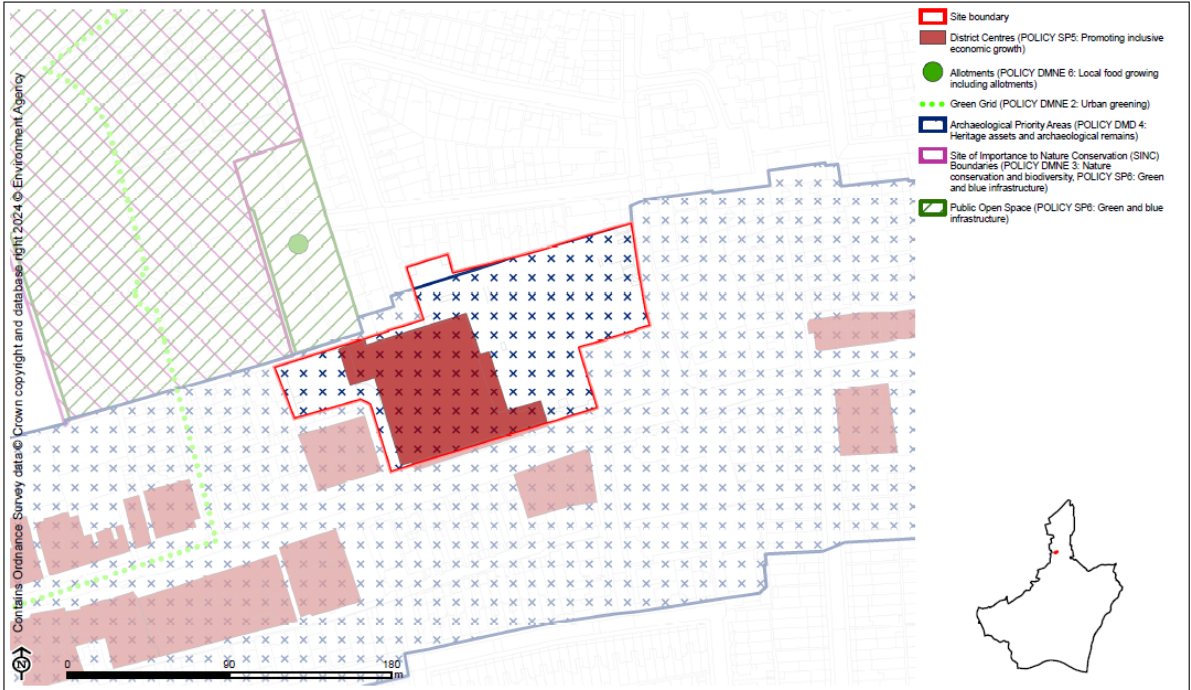
Ownership

Private

Site Map

SPP Area

SPP4



Locations & Existing Use

Sainsbury's supermarket and ancillary car park

Proposed Use(s)

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

Development Requirements

- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, focusing on the quality of the architecture, amenity space and public realm
- Strengthening the relationship with the adjacent land/areas and the new Elizabeth Line route

Relevant Planning History

N/A

Indicative minimum capacity

365 new homes

Site Ref

E_051

Site Name

Coopers Arms

Site Area

0.12ha

Ward

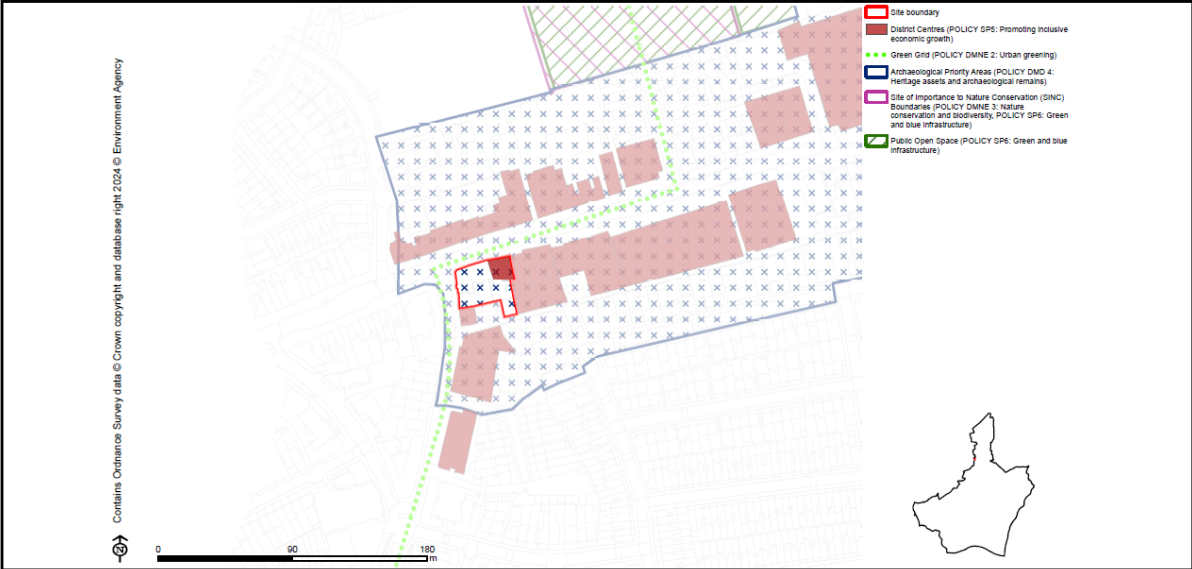
Whalebone

Ownership

Private

Site Map

SPP4



Existing Use

Public House

Proposed Use

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

Development Requirements

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

Relevant Planning History

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

Indicative Future Industrial/Commercial Capacity

697 sq.m

Indicative Minimum Capacity (Years)

0-5

X

5-10

11+

Sites within Strategic Area SPP5: Dagenham East

Contents:

| Site Ref | Site Name | Page Number |
|--|---|-------------|
| Housing and Housing-Led Allocations | | |
| BY | Rear of 5-7 Reede Road | 107 |
| CX | Salisbury Road (Car Park) | 108 |
| DF | Wantz Road | 109 |
| DQ | Dagenham Working Men's Club | 110 |
| DS | Rainham Road South | 111 |
| WB | 30 – 58 Durham Road, 475, 477 and 477A Rainham Road South, Dagenham | 112 |
| XE | Ibscott Close Estate and highways land at Rainham Road South/Ballards Road | 113 |
| YC | Royal British Legion | 114 |
| ZT | 58 to 68 Church Street | 115 |
| Economic Allocations | | |
| E038 | Here East and Film Studios | 116 |
| E055 | Dagenham East | 117 |
| E059 | Wantz Road | 118 |
| School Allocation | | |
| RA | Pondfield Special Educational Needs School | 119 |

Housing Allocation 'Indicative Minimum Capacity' and 'Units' set out the net minimum number of new homes it is expected there is capacity to deliver within the Plan period.

Site Ref

BY

Site Name

Rear of 5-7 Reede Road

Site Area

0.13ha

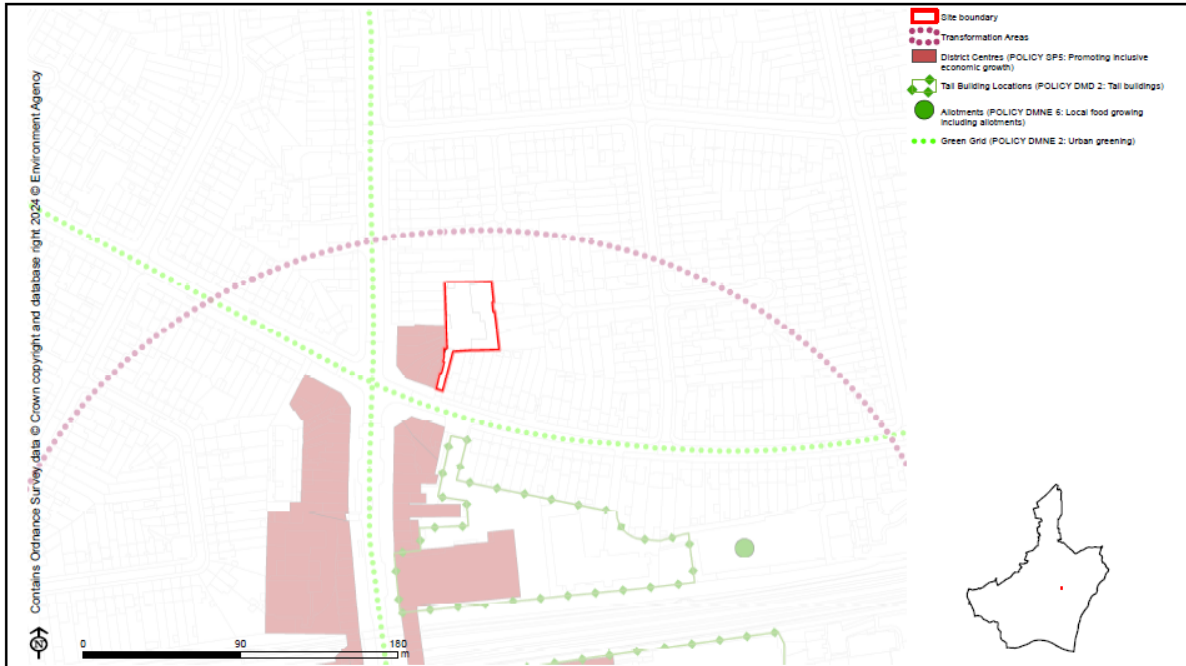
Site Map

Ownership

Private

SPP Area

SPP5



Relevant Planning History

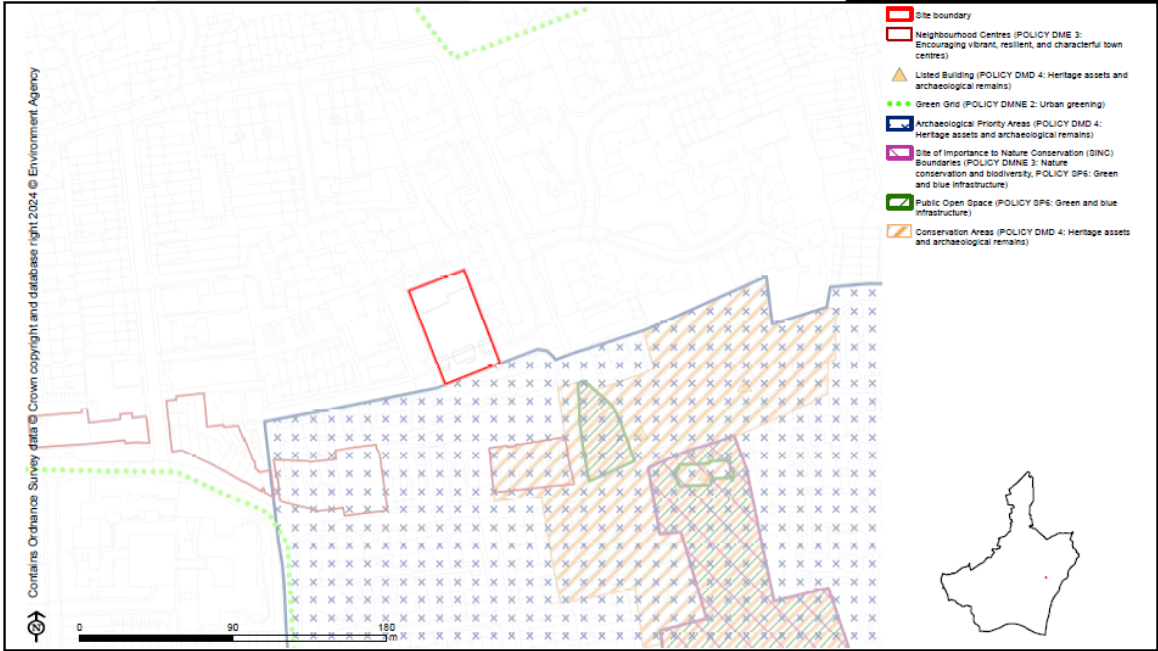
18/01691/FUL

Units

5

| | | |
|-----------------|---------------------------|------------------|
| Site Ref | Site Name | Site Area |
| CX | Salisbury Road (Car Park) | 0.21ha |

| | | |
|-----------------|------------------|-----------------|
| Site Map | Ownership | SPP Area |
| | LBB | SPP5 |



Relevant Planning History

N/A

Units

50

Site Ref

DF

Site Name

Wantz Road

Site Area

0.20ha

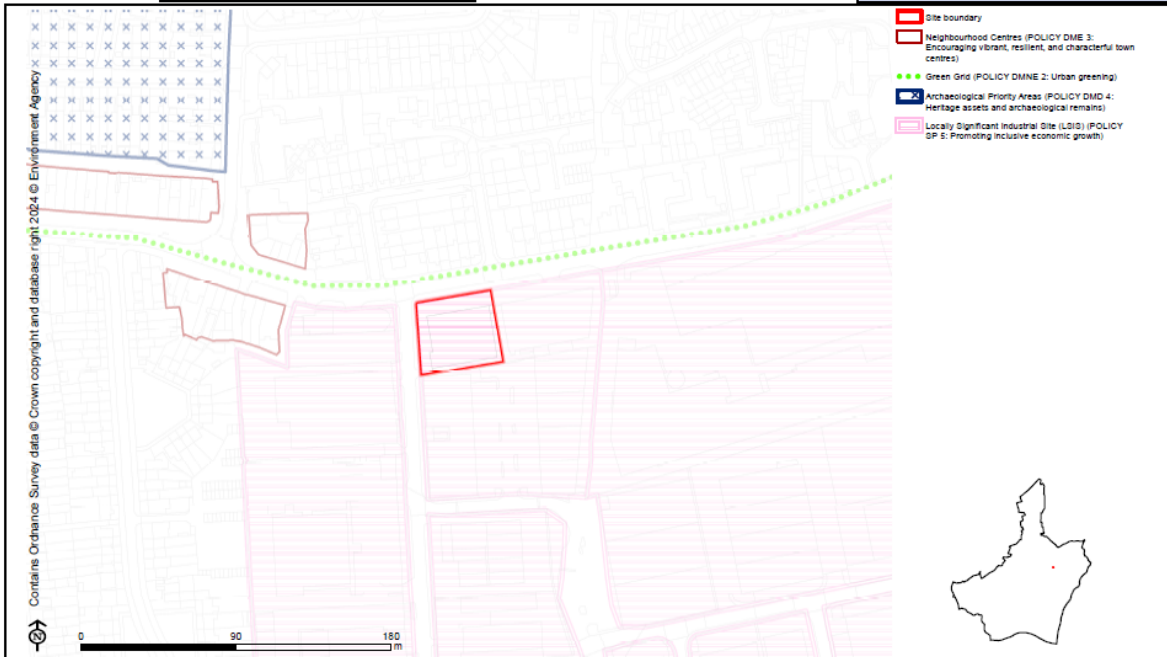
Site Map

Ownership

Private

SPP Area

SPP5



Relevant Planning History

16/00981/FUL approved on 29-05-2018

Units

63

Site Ref

DQ

Site Name

Dagenham working mens club

Site Area

0.21ha

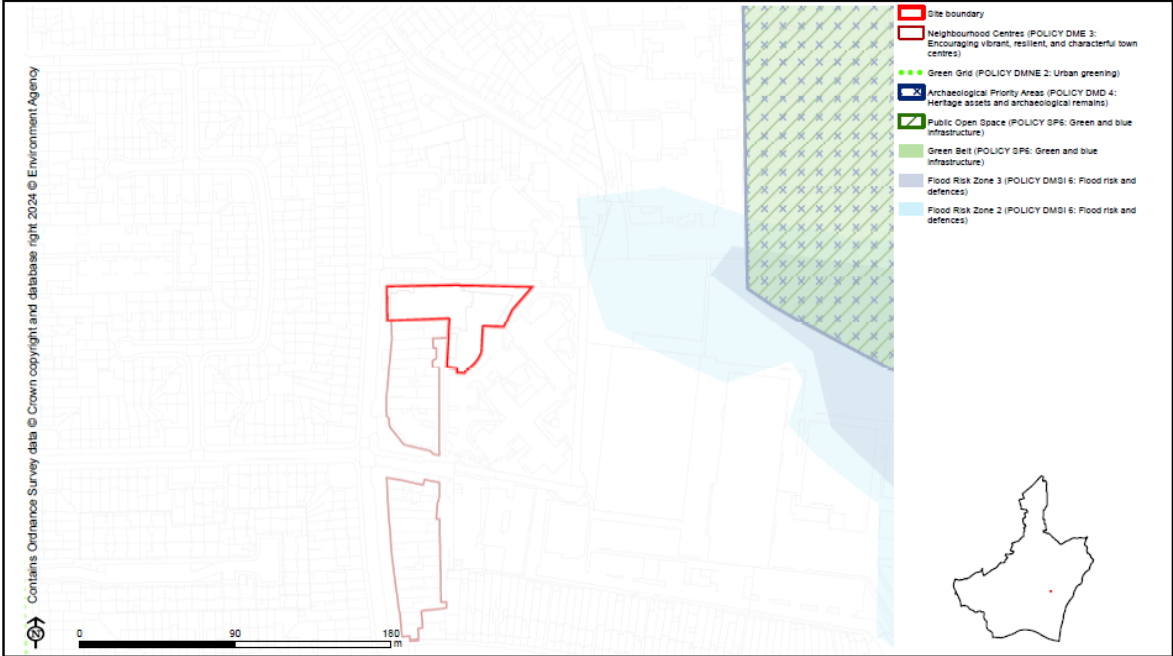
Site Map

Ownership

Private

SPP Area

SPP5



Relevant Planning History

17/00786/FUL

Units

20

Site Reference

DS

Site Name

Rainham Road South

Site Area

0.54ha

Ward

Eastbrook

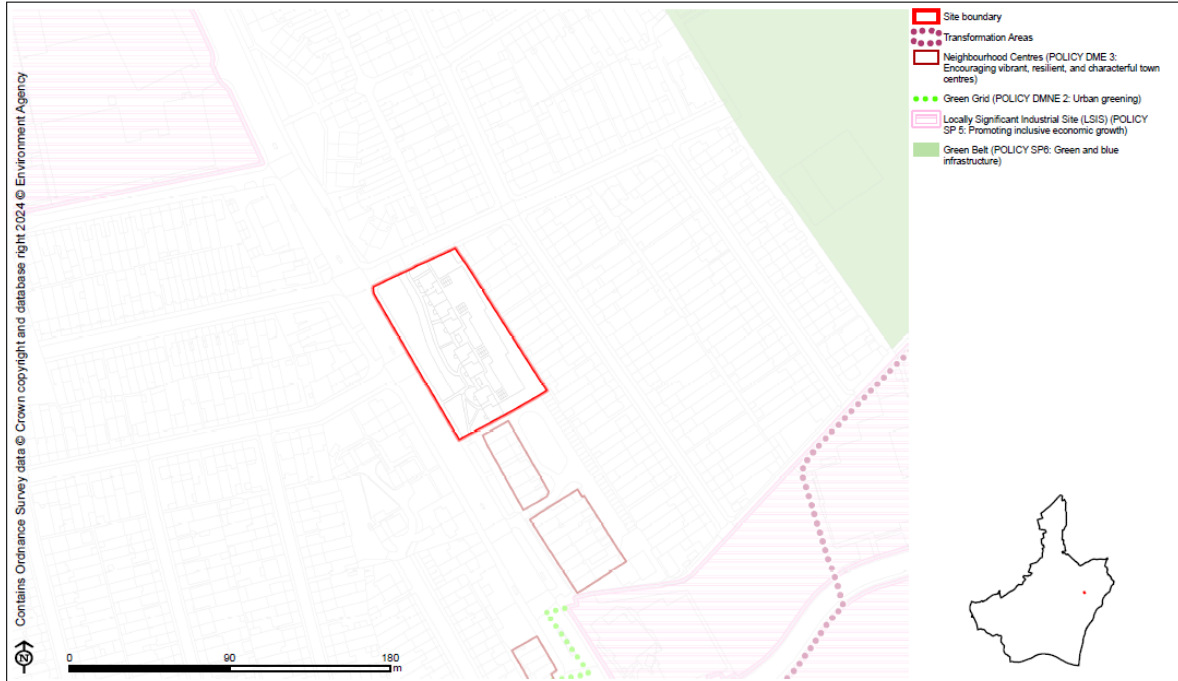
Ownership

LBBD

Site Map

SPP Area

SPP5



Locations & Existing Use

Residential

Proposed Use(s)

- Residential

Development Requirements

- Development should replace the existing social rent provision on site.

Relevant Planning History

- N/A

Indicative minimum capacity

43 new homes

Site Reference

WB

Site Name

30 – 58 Durham Road, Dagenham, 475, 477 and 477A Rainham Road South, Dagenham

Site Area

0.43ha

Ward

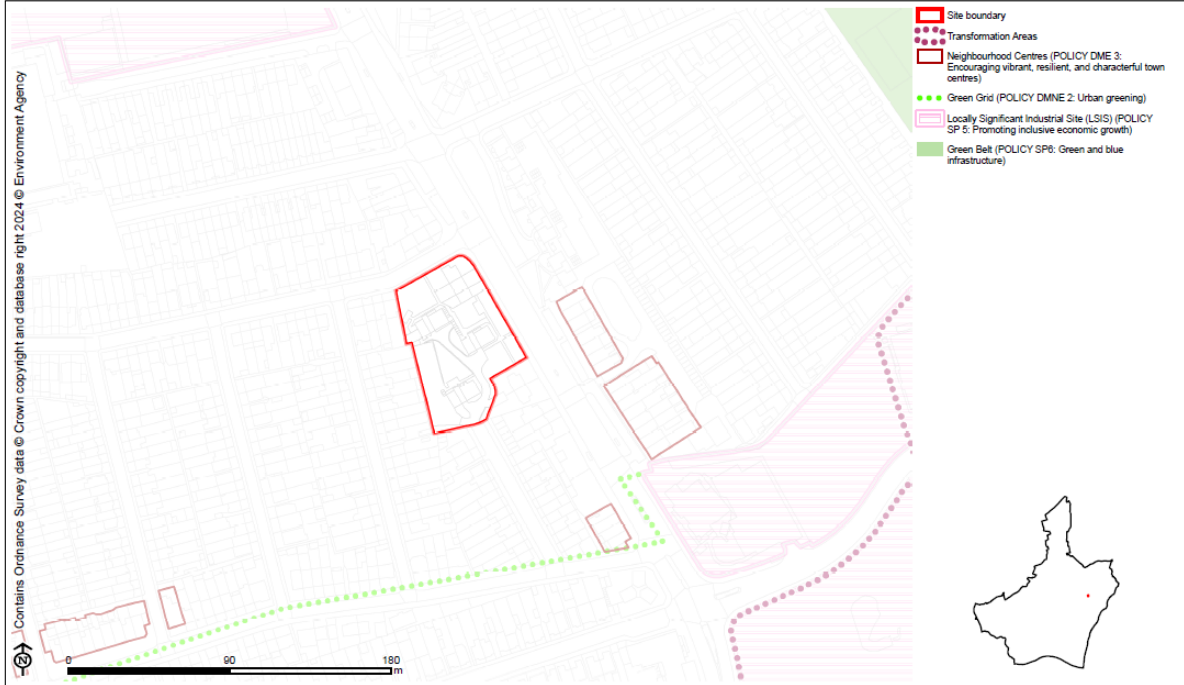
Eastbrook

Ownership

LBBD

SPP Area

SPP5



Locations & Existing Use

Residential and car parking

Proposed Use(s)

- Residential

Development Requirements

- Development should replace the existing social rent provision on site.

Relevant Planning History

- N/A

Indicative minimum capacity

34 new homes

Site Reference

XE

Site Name

Ibscott Close Estate & highways land at Rainham Road South/Ballards Road

Site Area

4.05ha

Ward

Village

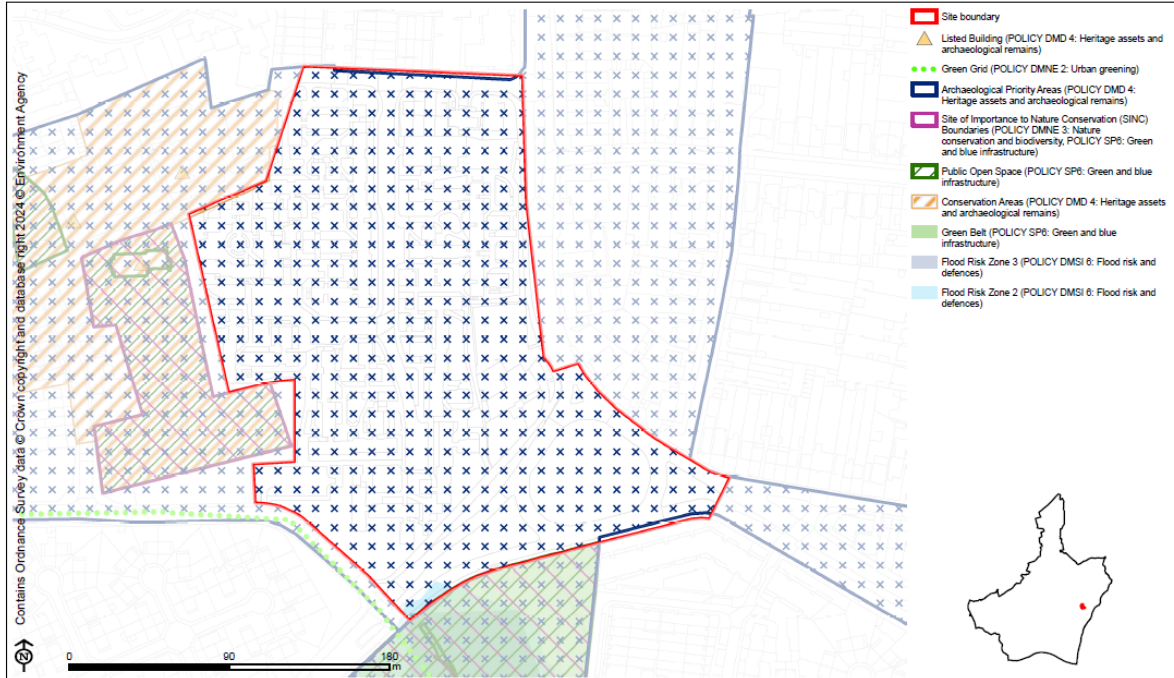
Ownership

London Borough of Barking and Dagenham

Site Map

SPP Area

SPP5



Locations & Existing Use

Residential, commercial (Van Hire Company, Ikpaland Enterprise)

Proposed Use(s)

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

Development Requirements

- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context, focusing on the quality of the architecture, amenity space and public realm..
- In accordance with Policy DMSI 5: Land contamination, a preliminary risk assessment (PRA), such as a site walkover or conceptual model must be undertaken. Where contamination may have a pollution risk to controlled waters, Site Investigation and Remediation Strategy reports may be required.

Relevant Planning History

N/A

Indicative minimum capacity

831 new homes

Site Reference

YC

Site Name

Royal British Legion

Site Area

0.37ha

Ward

Village

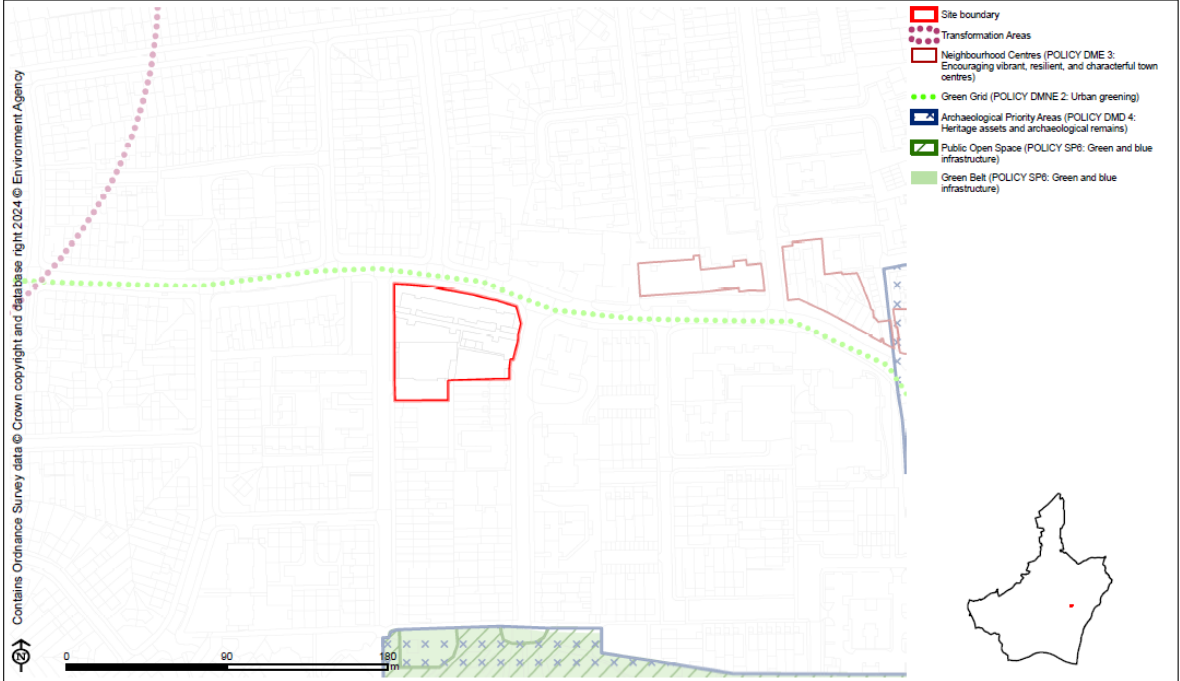
Ownership

LBBD

Site Map

SPP Area

SPP5



Locations & Existing Use

Residential, education facility and car parks

Proposed Use(s)

- Mixed use (Residential and Community)

Development Requirements

- Development should replace the existing social rent provision on site.
- The development should provide re-provision of the existing community facility.
- Providing flood mitigation and adaptation measures to comply with Policies DMNE4 and DMSI 6, and having regard to the TE 2100 Plan

Relevant Planning History

- 20/01352/FULL approved on 22-01-2021

Indicative minimum capacity

64 new homes

Site Ref

ZT

Site Name

58 to 68 Church Street

Site Area

0.17ha

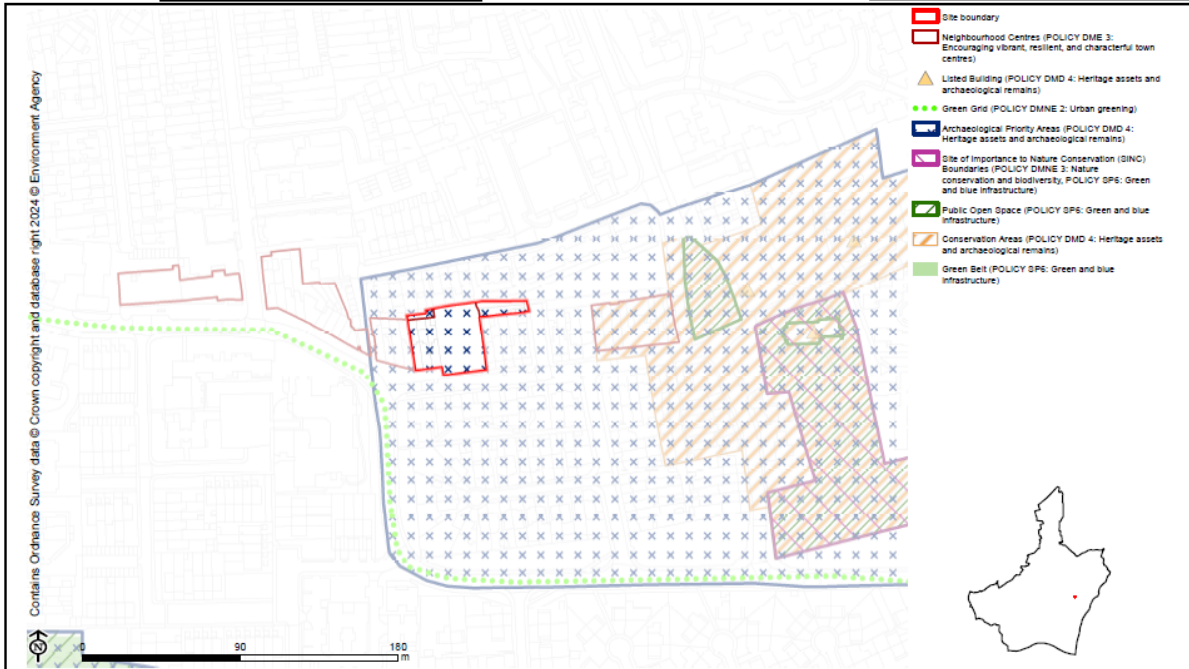
Site Map

Ownership

LBBD

SPP Area

SPP5



Relevant Planning History

N/A

Units

13

Site Reference
E_038

Site Name
Dagenham East and Eastbrook Studios

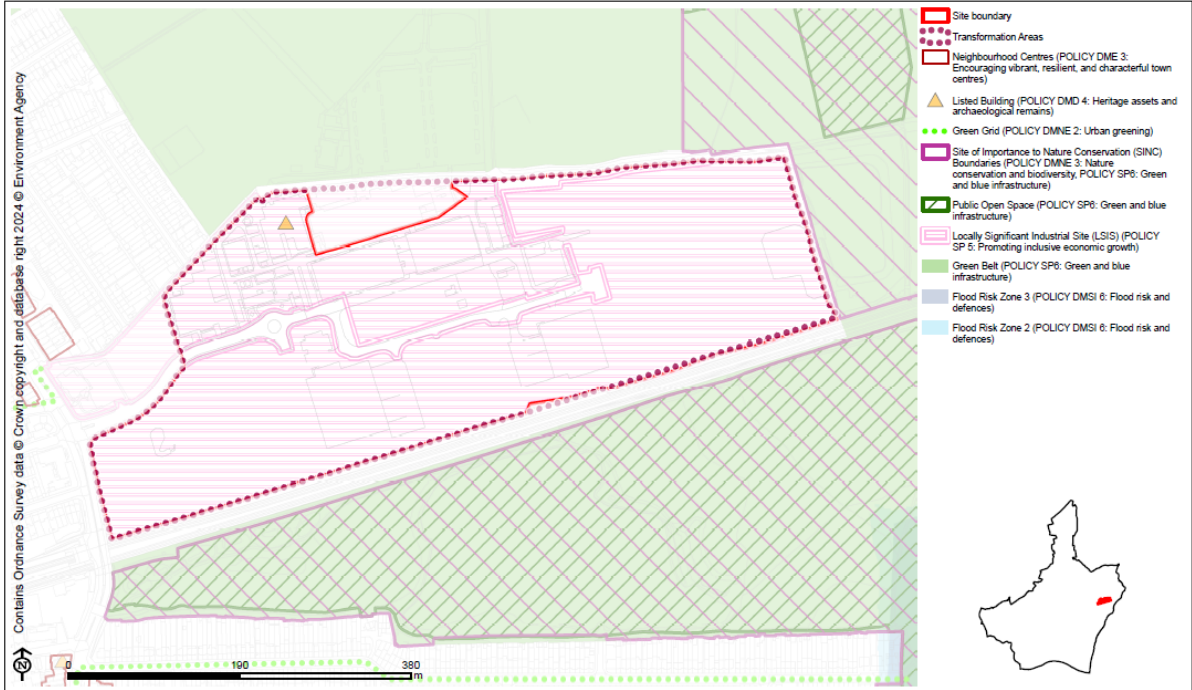
Site Area
18.98ha

Ward
Eastbrook

Ownership
London Borough of Barking and Dagenham

Site Map

SPP Area
SPP5



Locations & Existing Use

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

Proposed Use(s)

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

Development Requirements

- The site is identified as a Locally Significant Industrial Site (LSIS)
- The site is adjacent to Green Belt and Sites of Importance for Nature Conservation (SINCs) - developments need to be in accordance with Policies DMNE1 and DMNE3
- Development will be required to provide a strategy for responding to the National Grid underground cables present within the site which demonstrates how the National Grid Design Guide and Principles have been applied at the masterplanning stage and how the impact of the assets has been reduced through good design.

Relevant Planning History

- 20/00314/FUL

Indicative Future capacity

315,000 sq.m

Anticipated Delivery Timescale (Years)

0-5 X 5-10 X 11+

Site Ref

E_055

Site Name

Dagenham East

Site Area

0.90ha

Ward

Eastbrook

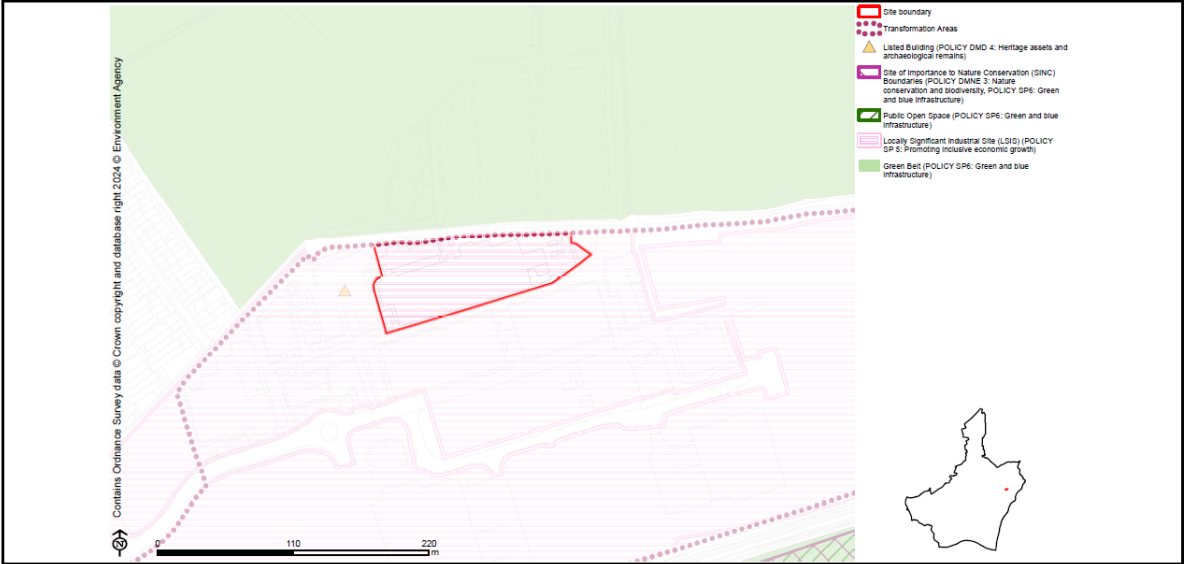
Ownership

Multiple

Site Map

SPP Area

SPP5



Existing Use

Industrial

Proposed Use

Industrial

Development Requirements

Relevant Planning History

N/A

Indicative Future Industrial/Commercial Capacity

60,761 sq.m industrial floorspace

Indicative Minimum Capacity (Years)

| | | | | | |
|-----|---|------|---|-----|---|
| 0-5 | X | 5-10 | X | 11+ | X |
|-----|---|------|---|-----|---|

Site Ref

E_059

Site Name

Wantz Road

Site Area

14.9ha

Ward

Eastbrook

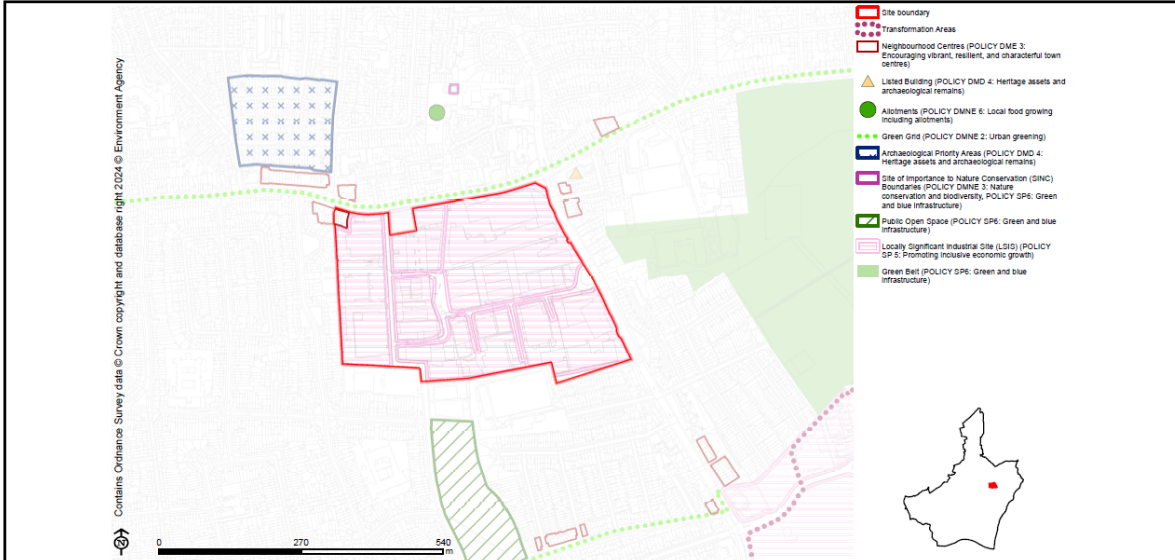
Ownership

Multiple land ownerships

Site Map

SPP Area

SPP5



Existing Use

Commercial and industrial, large warehouse and car park spaces

Proposed Use

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

Development requirements

- The site is identified as a Locally Significant Industrial Site (LSIS)

Relevant Planning History

N/A

Indicative Future Employment Capacity

5,034 sq.m

Indicative Minimum Capacity (Years)

0-5

5-10

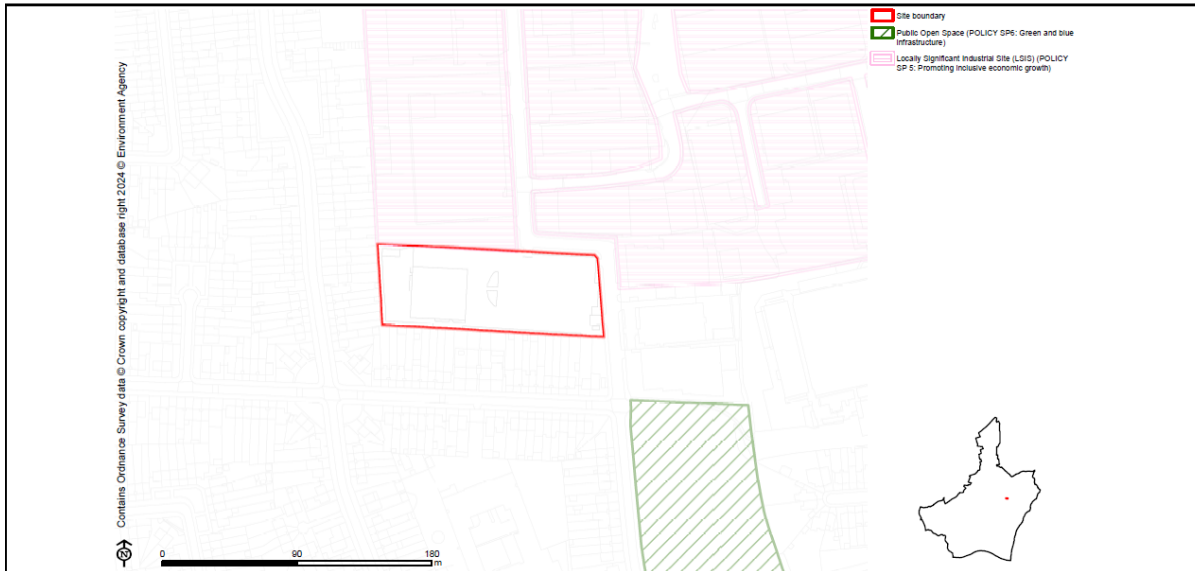
11+

X

Site Ref RA **Site Name** Pondfield Special Educational Needs School **Site Area** 0.8ha

Ward Alibon **Ownership** Private

Site Map **SPP Area** SPP5



Existing Use
Warehouse building and car park

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

Development Requirements

- The site is not large enough for entire school

Relevant Planning History

- 23/00631/FULL approved (subject to legal agreement) on 28-11-2023

Indicative Future Floorspace Capacity (sq.m) N/A **Indicative Minimum Capacity (Years)** 0-5 5-10 11+

Sites within Strategic Area SPP6: Dagenham Heathway and Becontree

Contents:

| Site Ref | Site Name | Page Number |
|--|---|-------------|
| Housing and Housing-Led Allocations | | |
| AD | Dagenham Leisure Park | 121 |
| BS | St Marys Parish Church, Grafton Road | 122 |
| CV | Land North of Becontree Station | 123 |
| DB | Former Sacred Heart Convent | 124 |
| DM | Dagenham Heathway Mall | 125 |
| DZ | Dagenham Labour Hall | 126 |
| HT | Dagenham Heathway Station | 127 |
| HU | Land To Rear Of 127 -133 Becontree Avenue | 128 |
| SR | 2-20 Seabrook Road and 1-27 Shipton Close | 129 |
| YS | 2 Stamford Road and Woodward Road | 130 |
| ZB | 497-515 Gale Street, Dagenham | 131 |
| ZN | Brocklebank Lodge, Becontree Avenue, Dagenham | 132 |
| Economic Allocations | | |
| E005 | 79 Whalebone Lane South | 133 |

Housing Allocation 'Indicative Minimum Capacity' and 'Units' set out the net minimum number of new homes it is expected there is capacity to deliver within the Plan period.

Site Reference

AD

Site Name

Dagenham Leisure Park

Site Area

3.39ha

Ward

Goresbrook

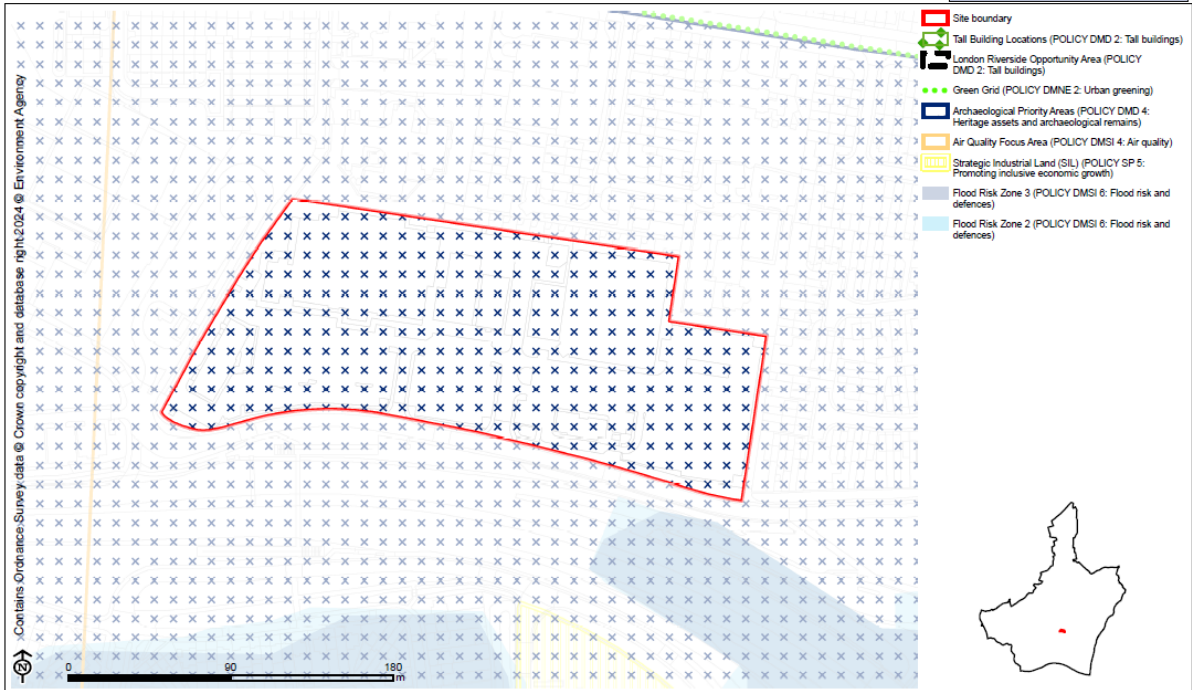
Ownership

Private

Site Map

SPP Area

SPP6



Locations & Existing Use

Retail and leisure with ancillary car park

Proposed Use(s)

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

Development Requirements

- Strengthening the relationship with the adjacent land/areas, including Castle Green Transformation Area, Beam Park Transformation Area and Dagenham Dock Transformation Area (see Policies SPP2 and SPP3).
- Integration with nearby retail stores and public transport nodes in terms of pedestrian access
- The scale and massing of development should contribute to the creation of new coherent townscape to respond positively to its existing and emerging context.

Relevant Planning History

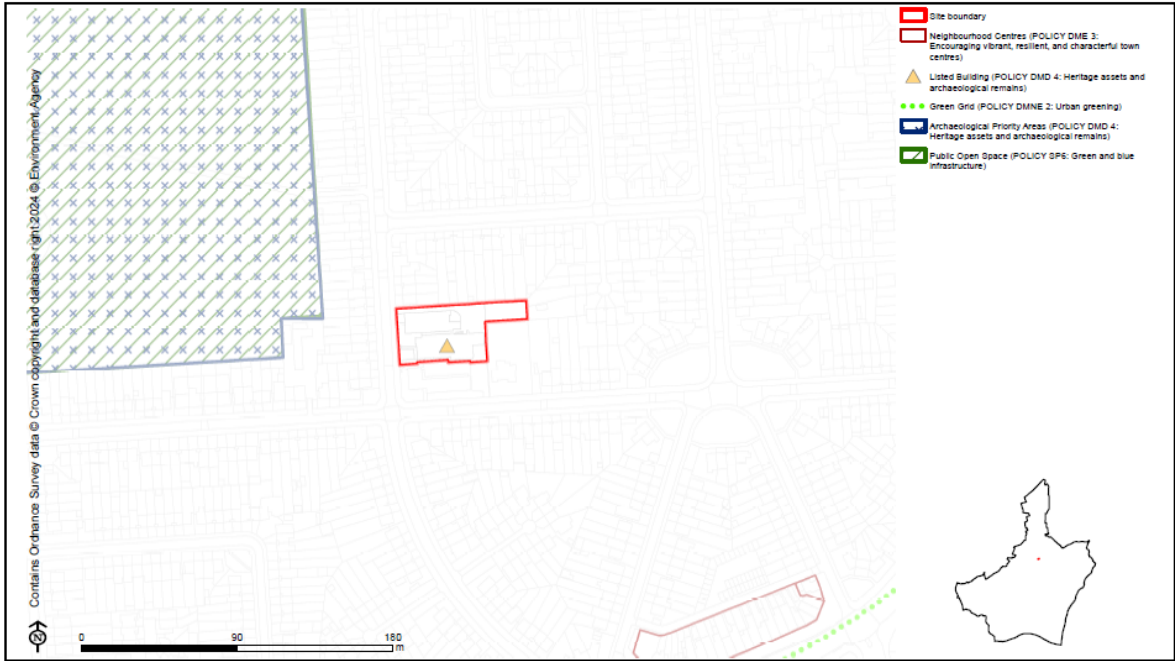
N/A

Indicative minimum capacity

600 new homes

| | | |
|-----------------|--------------------------------------|------------------|
| Site Ref | Site Name | Site Area |
| BS | St Marys Parish Church, Grafton Road | 0.20ha |

| | | |
|-----------------|------------------|-----------------|
| Site Map | Ownership | SPP Area |
| | Private | SPP6 |



Relevant Planning History

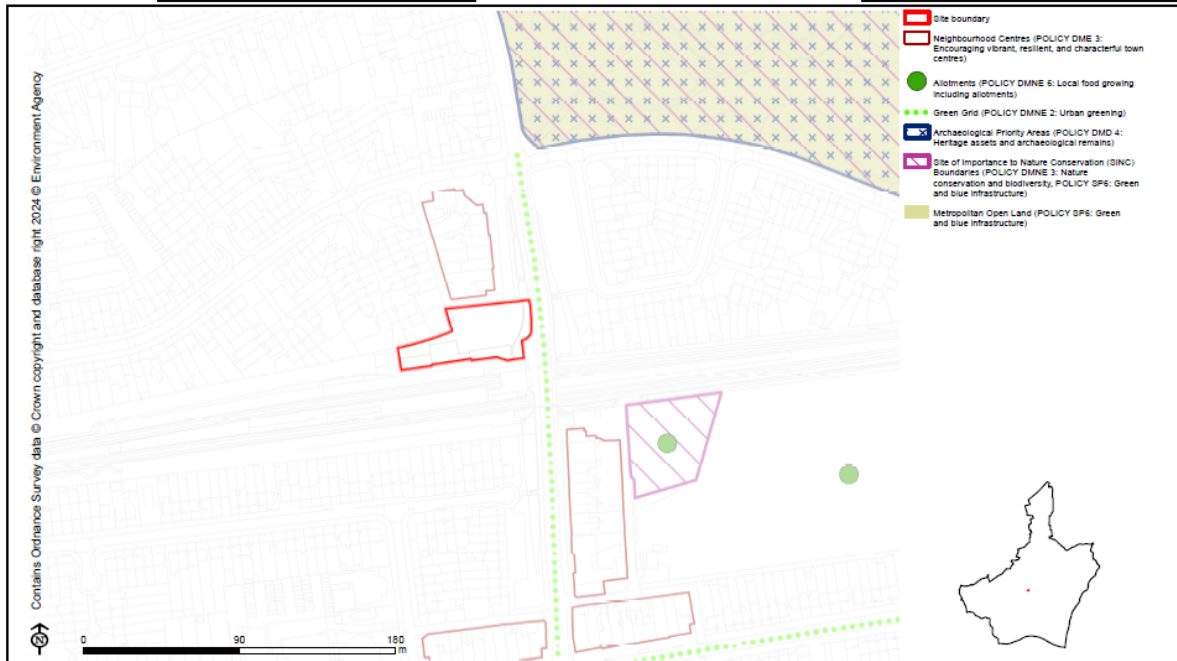
16/00941/FUL approved on 07-10-2016

Units

6

| | | |
|-----------------|---------------------------------|------------------|
| Site Ref | Site Name | Site Area |
| CV | Land North of Becontree Station | 0.19ha |

| | | |
|-----------------|------------------|-----------------|
| Site Map | Ownership | SPP Area |
| | Private | SPP6 |



Relevant Planning History

N/A

Units

49

Site Reference

DB

Site Name

Former Sacred Heart Convent

Site Area

0.40ha

Ward

Goresbrook

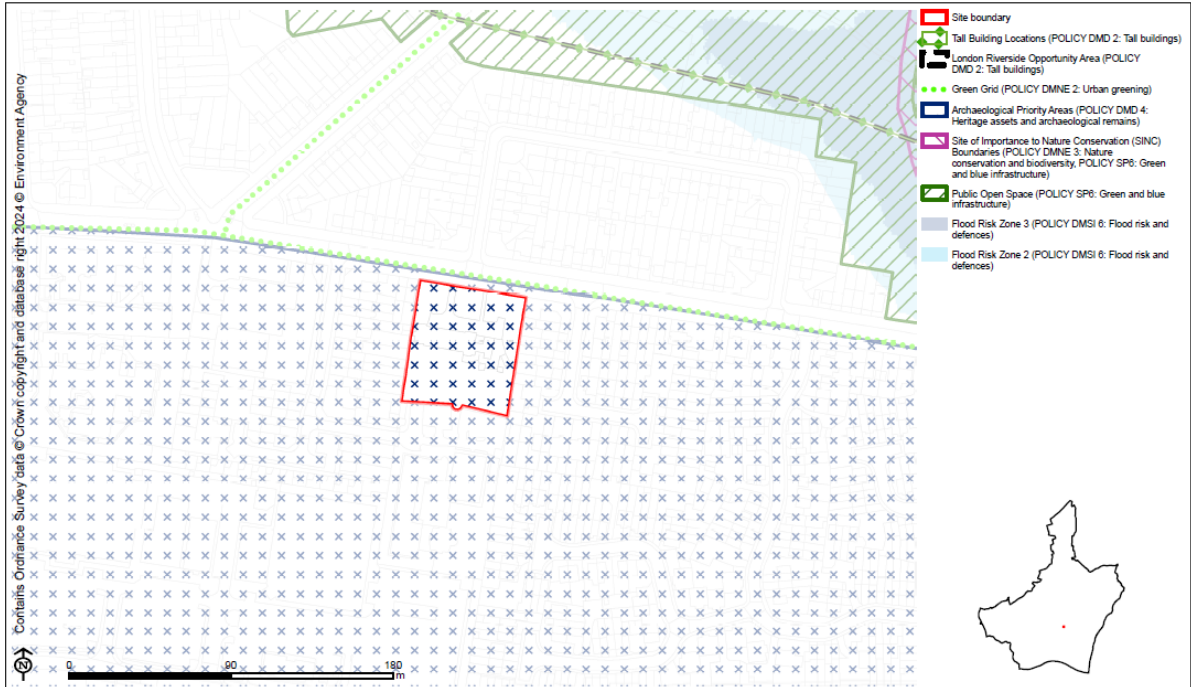
Ownership

LBBD

Site Map

SPP Area

SPP6



Locations & Existing Use

Disused convent building

Proposed Use(s)

- Residential

Development Requirements

- The development should retain the existing locally listed convent building.
- The development should have regard to TPO listed trees on site.

Relevant Planning History

- 18/01689/FUL as amended by 19/00841/FUL varied by 20/00182/FUL approved on 07-04- 2020

Indicative minimum capacity

29 new homes

Site Reference

DM

Site Name

Dagenham Heathway Mall

Site Area

2.79ha

Ward

Village

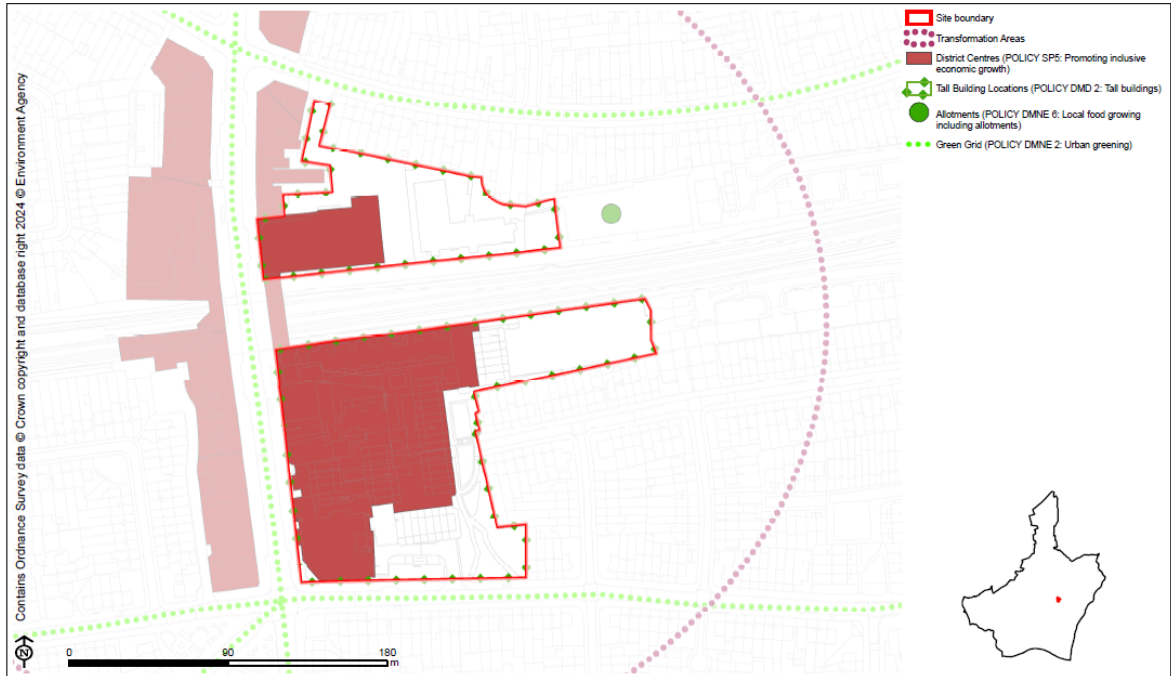
Ownership

Multiple land ownerships

Site Map

SPP Area

SPP6



Locations & Existing Use

Retail and residential / parking

Proposed Use(s)

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

Development Requirements

- A strategic delivery framework will be prepared to support the redevelopment of this Transformation Area.

Relevant Planning History

N/A

Indicative minimum capacity

860 new homes

Site Ref

DZ

Site Name

Dagenham labour hall

Site Area

0.11ha

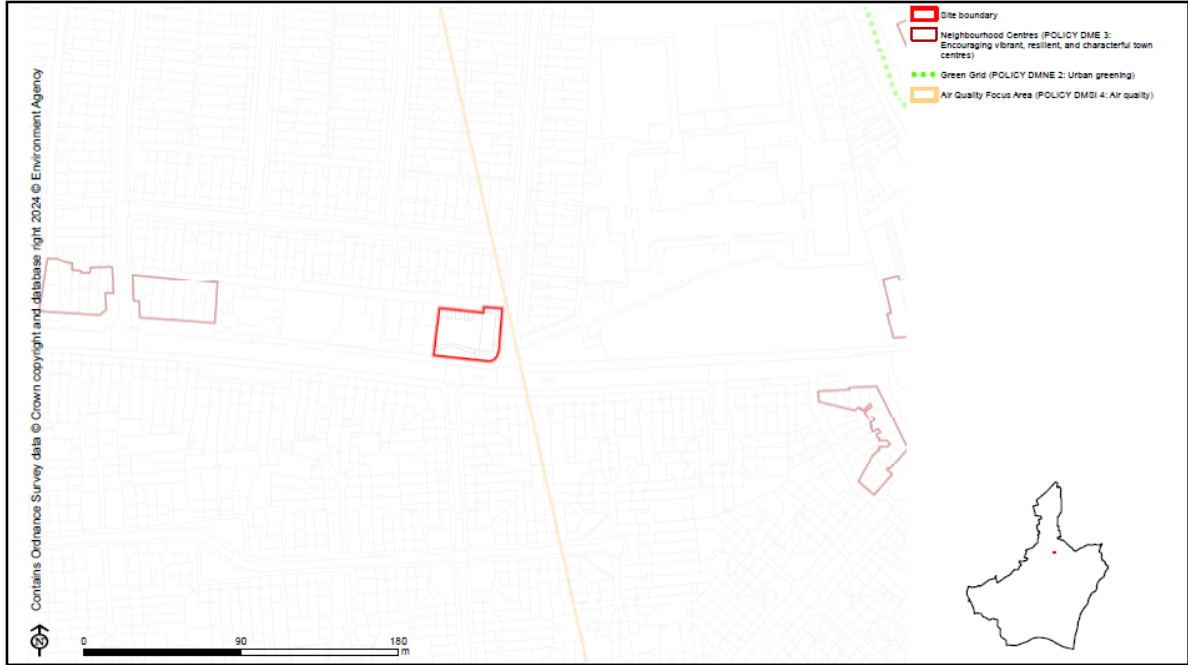
Site Map

Ownership

LBBB

SPP Area

SPP6



Relevant Planning History

18/01277/PRIOR4 (demolition only)

Units

13

Site Reference

HT

Site Name

Dagenham Heathway Station

Site Area

0.74ha

Ward

Alibon

Ownership

Transport for London

Site Map

SPP Area

SPP6



Locations & Existing Use

Train station, garage and retail units

Proposed Use(s)

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

Development Requirements

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

Relevant Planning History

N/A

Indicative minimum capacity

178 new homes

Site Ref

HU

Site Name

Land To Rear Of 127 -133 Becontree Avenue

Site Area

0.06ha

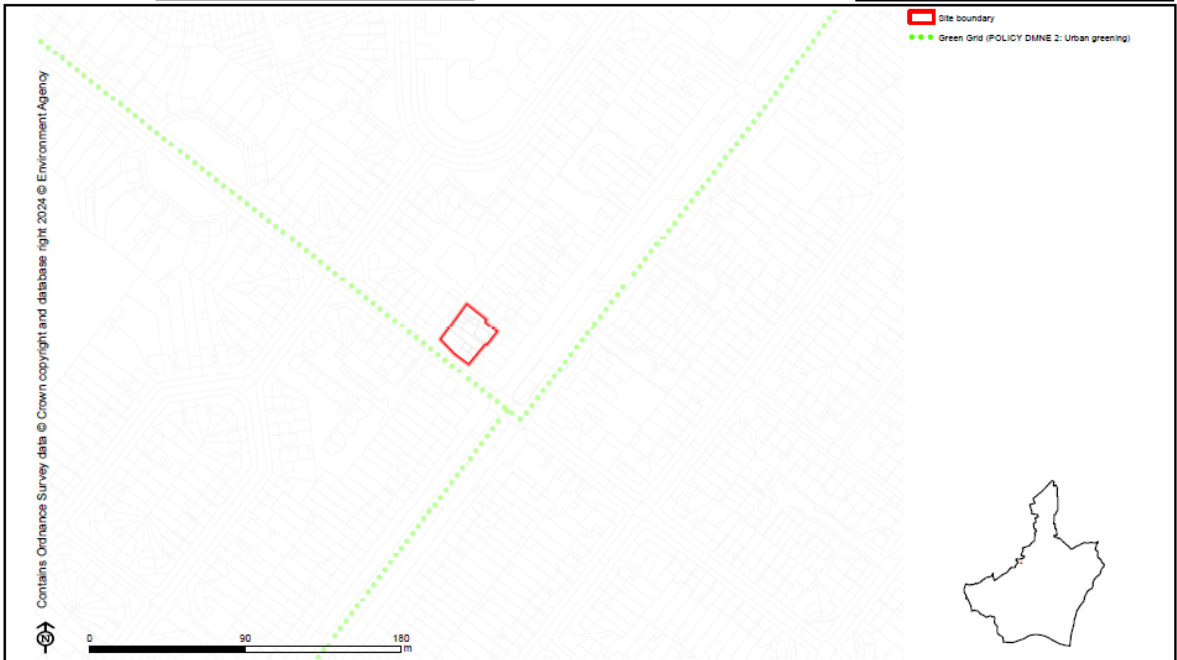
Site Map

Ownership

Private

SPP Area

SPP6



Relevant Planning History

20/02315/FULL approved on 18-01- 2021

Units

8

Site Reference

SR

Site Name

2-20 Seabrook Road, 1-27 Shipton Close

Site Area

0.82ha

Ward

Valence

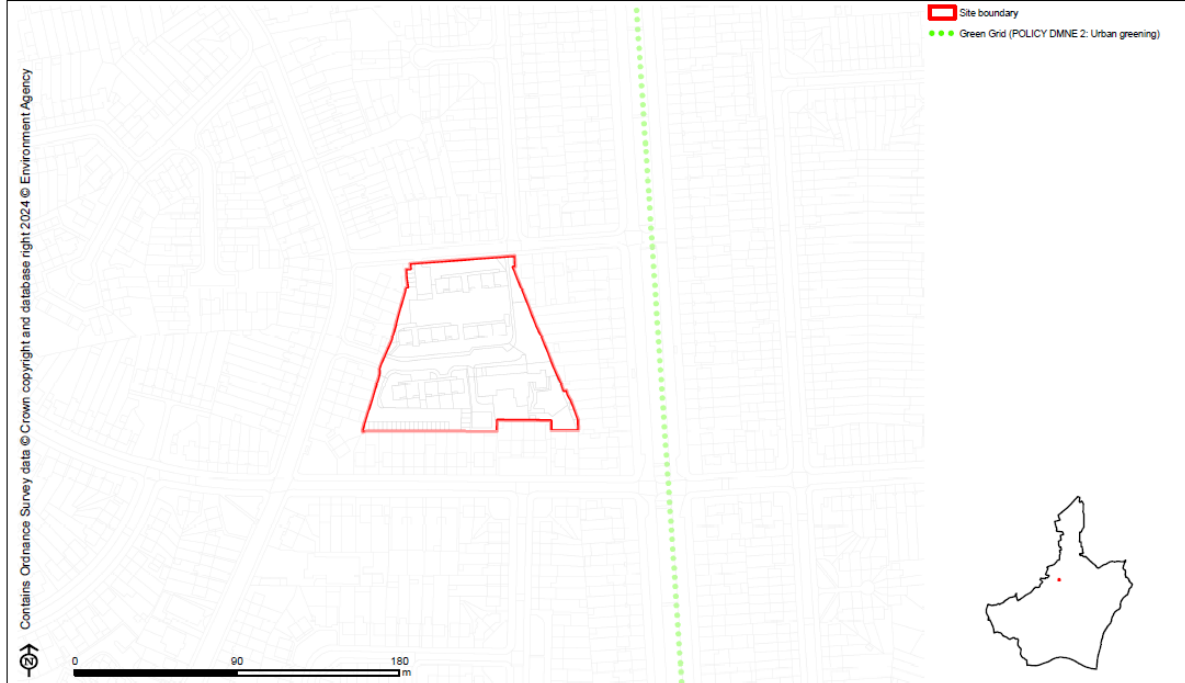
Ownership

LBB0

Site Map

SPP Area

SPP6



Locations & Existing Use

Residential

Proposed Use(s)

- Residential

Development Requirements

- Development should replace the existing social rent provision on site.

Relevant Planning History

- N/A

Indicative minimum capacity

84 new homes

Site Reference

YS

Site Name

2 Stamford Road, and Woodward Road

Site Area

0.51ha

Ward

Mayesbrook

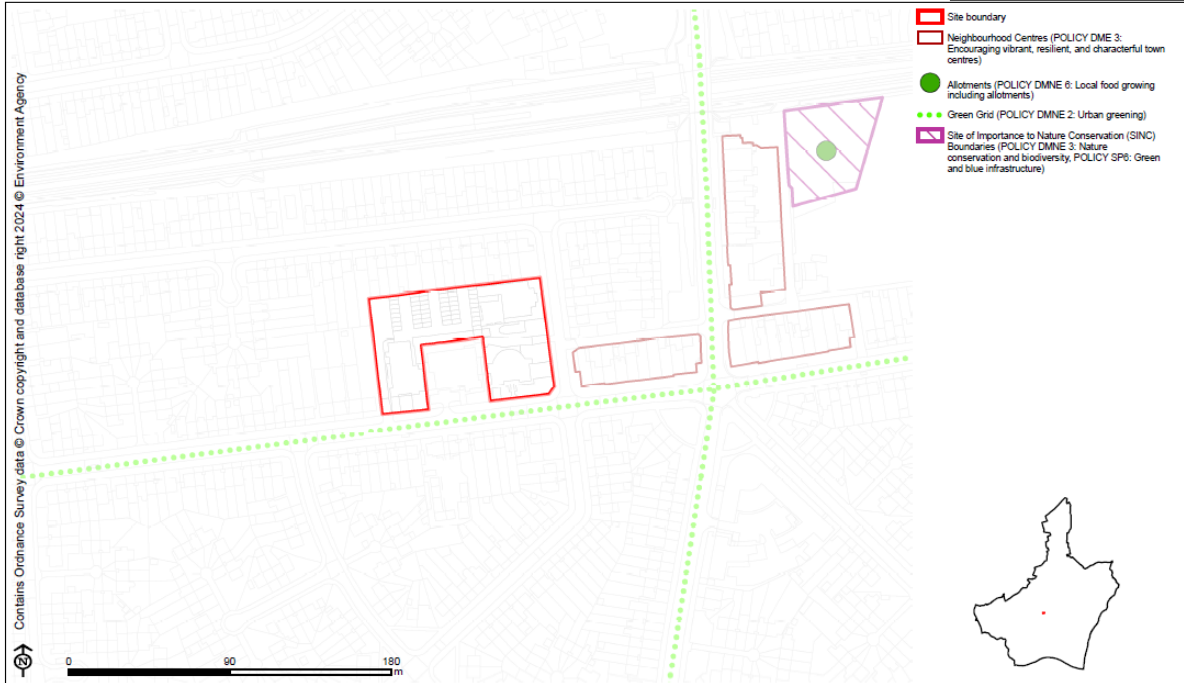
Ownership

LBBD

Site Map

SPP Area

SPP6



Locations & Existing Use

Public Library and Garages

Proposed Use(s)

- Residential and community

Development Requirements

Relevant Planning History

- 20/00097/FUL approved (subject to legal agreement) on 17-07-2020

Indicative minimum capacity

56 new homes

Site Reference

ZB

Site Name

497-515 Gale Street Dagenham

Site Area

0.27ha

Ward

Goresbrook

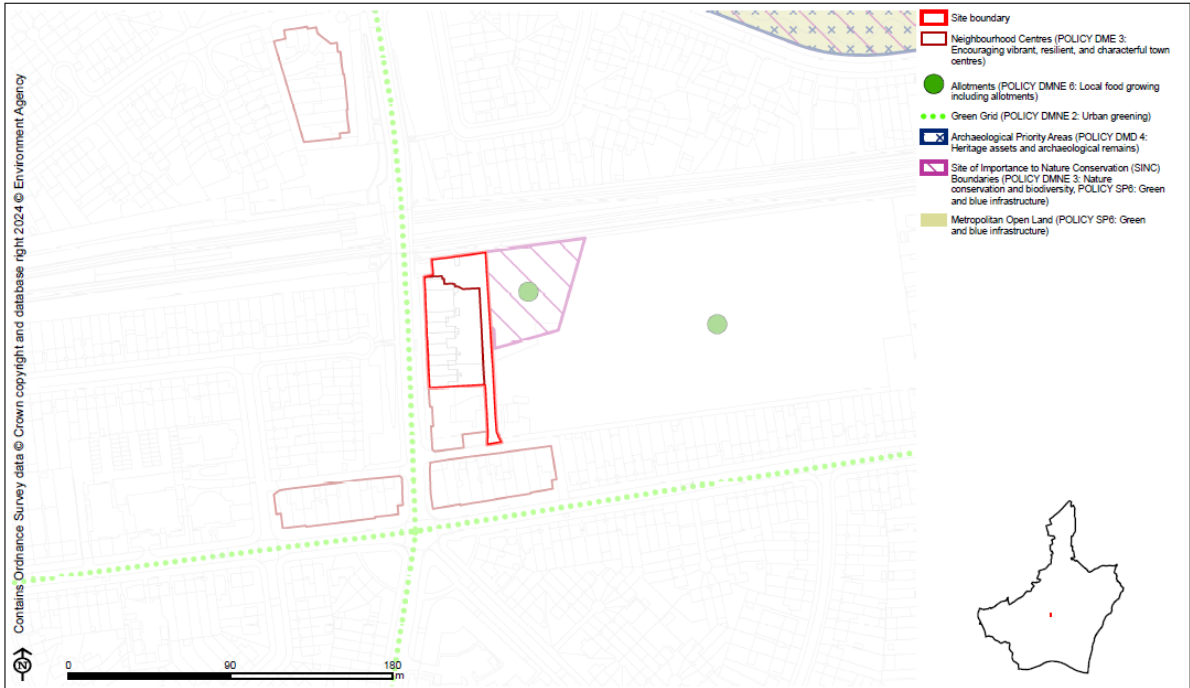
Ownership

Private

Site Map

SPP Area

SPP6



Locations & Existing Use

Residential

Proposed Use(s)

- Mixed use including residential

Development Requirements

Relevant Planning History

- N/A

Indicative minimum capacity

31 new homes

Site Reference

ZN

Site Name

Brocklebank Lodge, Becontree Avenue, Dagenham

Site Area

0.53ha

Ward

Valence

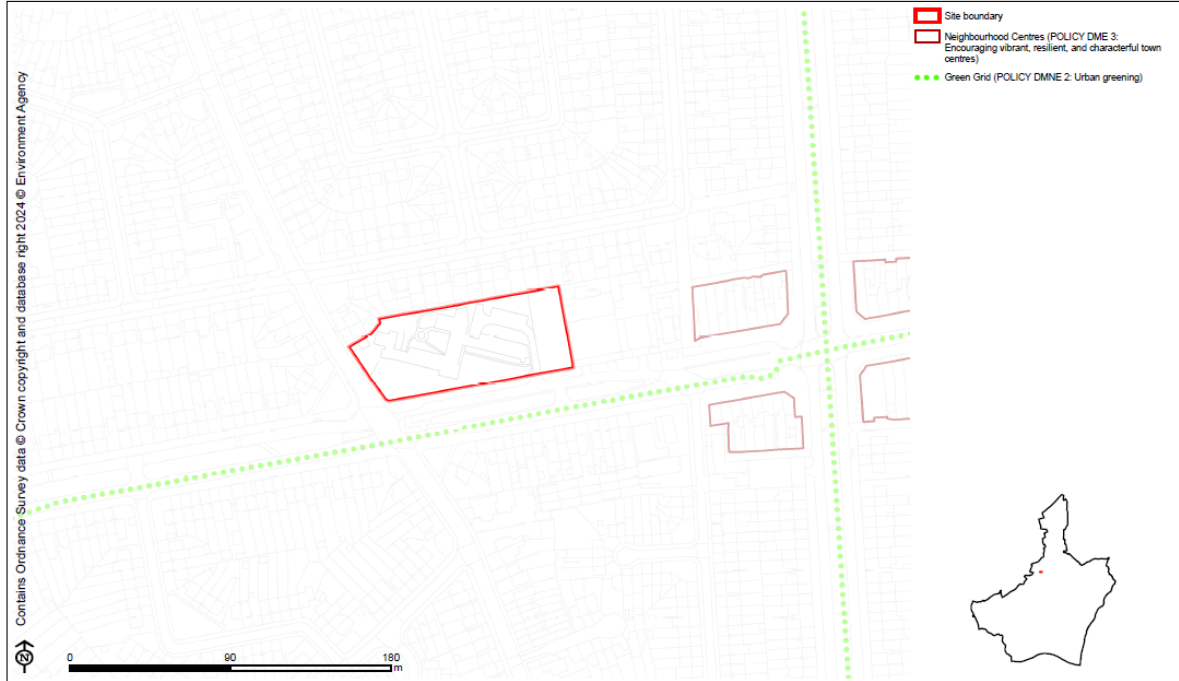
Ownership

LBBD

SPP Area

SPP6

Site Map



Locations & Existing Use

Former temporary accommodation

Proposed Use(s)

- Residential

Development Requirements

- The development should have regard to TPO listed trees on site.

Relevant Planning History

- N/A

Indicative minimum capacity

76 new homes

Site Ref

E_005

Site Name

79 Whalebone Lane South

Site Area

0.45ha

Ward

Whalebone

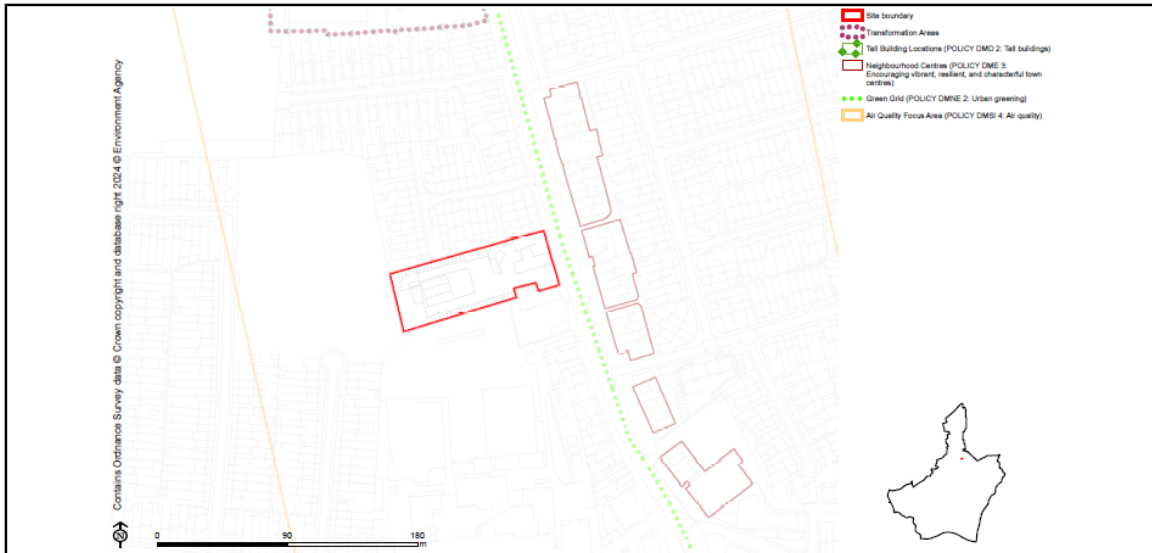
Ownership

Private

Site Map

SPP Area

SPP6



Existing Use

Sui Generis, petrol filling station

Proposed Use

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

Development Requirements

Relevant Planning History

19/01312/FUL

Indicative Future Industrial/Commercial Capacity

1,488 sq.m

Indicative Minimum Capacity (Years)

0-5

X

5-10

11+

Sites within Strategic Area SPP7: Becontree Heath and Rush Green

Contents:

| Site Ref | Site Name | Page Number |
|--|--|-------------|
| Housing and Housing-Led Allocations | | |
| DH | Oxlow Lane (previously 265-285 Rainham Road North) | 135 |
| CW | 90 Stour Road | 136 |
| WE | Fels Farm Dagenham Road Rush Green Romford | 137 |
| Gypsy and Traveler Site Accommodation | | |
| Eastbrookend Country Park | Eastbrookend Country Park | 138 |

Housing Allocation 'Indicative Minimum Capacity' and 'Units' set out the net minimum number of new homes it is expected there is capacity to deliver within the Plan period.

Site Reference

DH

Site Name

Oxlow Lane (previously 265-285 Rainham Road North)

Site Area

0.44ha

Ward

Heath

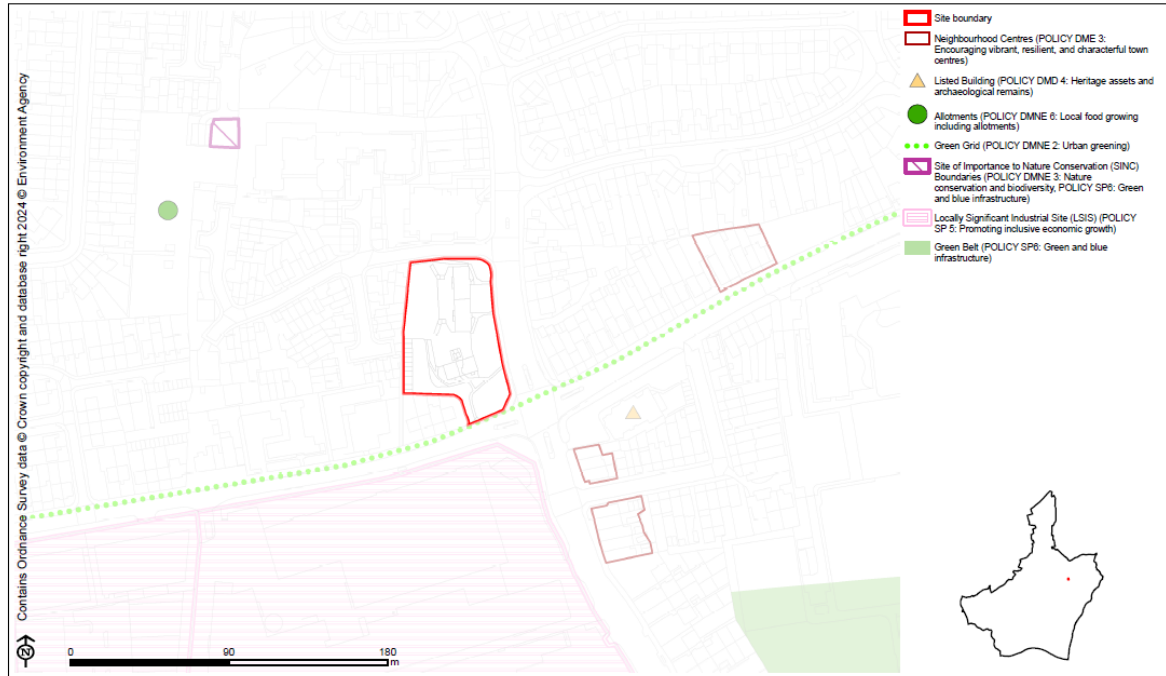
Ownership

LBBD

SPP Area

SPP7

Site Map



Locations & Existing Use

Residential

Proposed Use(s)

- Residential

Development Requirements

- Development should replace the existing social rent provision on site.

Relevant Planning History

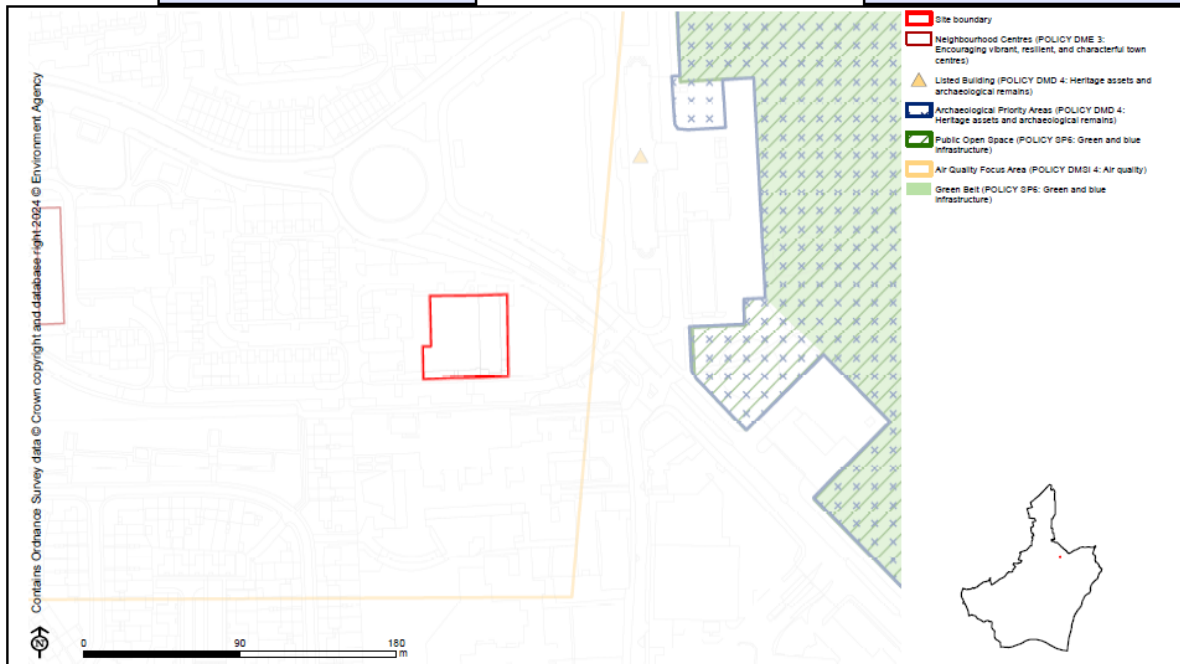
- 19/01917/FUL - (63 units, demolition 17 units) approved (subject to legal agreement) on 24-06-2020

Indicative minimum capacity

46 new homes

| | | |
|-----------------|------------------|------------------|
| Site Ref | Site Name | Site Area |
| CW | 90 Stour Road | 0.22ha |

| | | |
|-----------------|------------------|-----------------|
| Site Map | Ownership | SPP Area |
| | LBBD | SPP7 |



Relevant Planning History

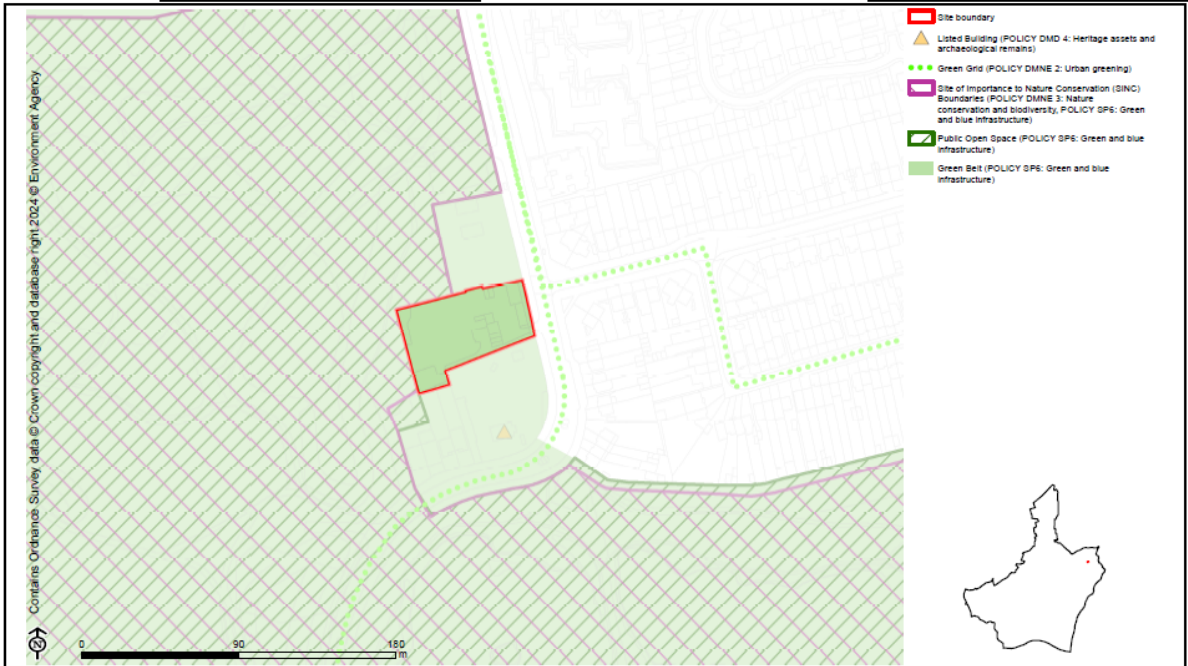
N/A

Units

150

| | | |
|-----------------|--|------------------|
| Site Ref | Site Name | Site Area |
| WE | Fels Farm, Dagenham RoadRush Green Romford | 0.30ha |

| | | |
|-----------------|------------------|-----------------|
| Site Map | Ownership | SPP Area |
| | Private | SPP7 |



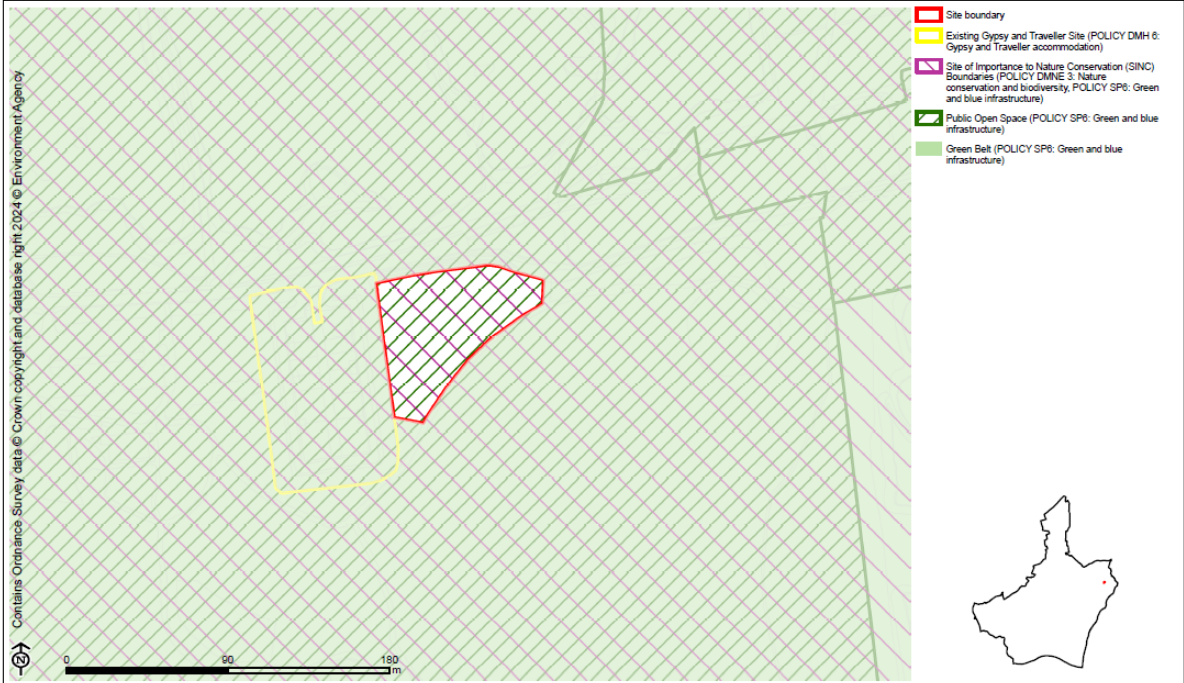
Relevant Planning History

20/02167/FULL approved on 24-03-2021

Units

7

| | | |
|-----------------------|---------------------------|------------------|
| Site Reference | Site Name | |
| N/A | Eastbrookend Country Park | |
| Site Area | Ward | Ownership |
| 0.96ha | Eastbrook | Public |
| Site Map | SPP Area | |
| | SPP7 | |



Locations & Existing Use

Country Park

Proposed Use(s)

- Traveller site

Development Requirements

- Development should ensure appropriate vehicular access and movement within the site
- The site boundary should protect the privacy of residents on and off site and provide an attractive street frontage
- The development should safeguard existing trees and hedges
- The development should enhance the surrounding habitat and environment to merge with the surrounding area
- Any on-site lighting should ensure that it does not negatively impact on nearby residents or wildlife.
- The development should provide appropriate sound reduction measures.
- Development should provide compensatory improvements to the surrounding Green Belt, in line with policies DMH 6, SP6 and SPP7.

Relevant Planning History

- N/A

Indicative minimum capacity

12 Pitches