

## Delegated Report

### Application for Approval of Details Reserved by Condition

<b>Case Officer:</b>	Nathaniel Soneye-Thomas	<b>Valid Date:</b>	27 April 2021
<b>Application Number:</b>	21/00770/AOD	<b>Recommended Date:</b>	07 October 2021
<b>Deemed Discharge Notice:</b>	<b>NO</b>		
<b>Address:</b>	Gascoigne West Phase 2, Barking, IG11		
<b>Proposal:</b>	Details pursuant to Condition 7 (construction logistics and delivering servicing plan) and condition 9 (electric vehicle charging points) attached to planning consent 20/01675/FULL dated 05/03/2021.		

### ASSESSMENT

#### Condition 7 - Construction Logistics Plan and Delivery and Servicing Plan

Prior to commencement of any works (Excluding Demolition) and to be in accordance with Transport for London guidance the submission of a Construction Logistics Plan and Delivery and Servicing Plan shall be submitted and approved in writing by the Local Planning Authority. Upon approval the Delivery and Servicing Plan shall be implemented before commencing of works.

*Reason: In the interests of highway safety.*

<b>Details Submitted and APPROVED:</b>	<p><b>Plans and Documentation</b></p> <p>Delivery and Servicing Plan prepared by Stantec;</p> <p>Logistics Management Plan prepared by Wates;</p> <p>GWP2 – Method Statement prepared by Wates;</p> <p>GWP2 – Risk Assessment prepared by Wates;</p> <p>Traffic Management Plan prepared by Wates;</p> <p>Landscape General Arrangement Plan, DWG No. BF0144-FBK-BS-00-DR-L-000101;</p> <p>Proposed Parking and Loading Restrictions - Drawing Number : 51019/5500/004</p>
<b>Officer Assessment:</b>	Officers consider the details submitted to be acceptable to approve details pursuant to Condition 7. Transport Officers have also reviewed the application and have raised no objections to the discharge of the relevant condition.
<b>Officer Recommendation:</b>	<b>APPROVE</b>
<b>Conditions and Reasons:</b>	<p>The development shall be implemented in accordance with the <b>Details Submitted and APPROVED</b> listed above only.</p> <p><i>Reason: In the interests of highway safety.</i></p>

#### Condition 9 - Electric Vehicle Charging Point Details

Prior to the commencement of the development (excluding any demolition works) details of Electric Vehicle Charging Points have been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how active electric charging points will be provided for 20% of the car parking spaces, with passive provision for the remaining 80% of the spaces. The spaces shall be constructed and marked out and the charging points installed prior to the occupation of the development and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

*Reason: To encourage the use of electric cars in order to reduce carbon emissions.*

Documentation

<b>Details Submitted and APPROVED:</b>	<u>Documentation</u> EVCP Specification.
<b>Officer Assessment:</b>	Officers consider the details submitted to be acceptable to approve details pursuant to Condition 9. Transport Officers have also reviewed the application and have raised no objections to the discharge of the relevant condition.
<b>Officer Recommendation:</b>	<b>APPROVE</b>
<b>Conditions and Reasons:</b>	The development shall be implemented in accordance with the <b>Details Submitted and APPROVED</b> listed above only.  <i>Reason: To encourage the use of electric cars in order to reduce carbon emissions.</i>

**APPENDIX 1**

<b>Development Plan Context</b>	
The Council's decision in this instance arose following careful consideration of the relevant provisions of the Council's adopted development plan and of all other relevant material considerations. Of particular relevance to this decision were the following Framework and Development Plan policies.	
National Planning Policy Framework (NPPF) (MHCLG, February 2019)	
London Plan (March 2021)	<p>Policy GG1 - Building strong and inclusive communities</p> <p>Policy GG2 - Making the best use of land</p> <p>Policy GG3 - Creating a healthy city</p> <p>Policy GG4 - Delivering the homes Londoners need</p> <p>Policy D1 - London's form, character and capacity for growth</p> <p>Policy D2 – Infrastructure requirements for sustainable densities</p> <p>Policy D3 – Optimising site capacity through the designed approach</p> <p>Policy D4 – Delivering good design</p> <p>Policy D5 – Inclusive design</p> <p>Policy D6 – Housing Quality Standards</p> <p>Policy D7 – Accessible Housing</p> <p>Policy D8 – Public Realm</p> <p>Policy D11 – Safety, security and resilience to emergency</p> <p>Policy D12 – Fire Safety</p> <p>Policy D14 - Noise</p> <p>Policy H1 - Increasing housing supply</p> <p>Policy H2 - Small sites</p> <p>Policy H4 – Delivering affordable housing</p> <p>Policy H5 – Threshold approach to applications</p> <p>Policy H6 – Affordable housing tenure</p> <p>Policy H7 – Monitoring of affordable housing</p> <p>Policy H10 – Redevelopment of existing housing and estate regeneration</p> <p>Policy H12 - Housing size mix</p> <p>Policy HC1- Heritage and conservation</p> <p>Policy S1 -Developing London's social infrastructure</p> <p>Policy S3 – Education and childcare facilities</p> <p>Policy G1 - Green infrastructure</p> <p>Policy G5 - Urban greening</p> <p>Policy G6 - Biodiversity and access to nature</p> <p>Policy S17 - Reducing waste and supporting the circular economy</p> <p>Policy S18 - Waste capacity and net waste selfsufficiency</p> <p>Policy T1 - Strategic approach to transport</p> <p>Policy T2 - Healthy Streets</p> <p>Policy T3 - Transport capacity, connectivity and safeguarding</p> <p>Policy T4 - Assessing and mitigating transport impacts</p> <p>Policy T5 - Cycling</p> <p>Policy T6 - Car parking</p>
Local Development Framework (LDF) Core Strategy (July 2010)	<p>Policy CM1 - General Principles for Development</p> <p>Policy CR2 - Preserving and Enhancing the Natural Environment</p> <p>Policy CR3 - Sustainable Waste Management</p> <p>Policy CP2 - Protecting and Promoting our Historic Environment</p> <p>Policy CP3 - High Quality Built Environment</p> <p>Policy CC2: Social Infrastructure to Meet Community Needs</p>
Local Development Framework (LDF) Borough Wide Development Plan Document (DPD) (March 2011)	<p>Policy BR1 - Environmental Building Standards</p> <p>Policy BR3 - Greening the Urban Environment</p> <p>Policy BR4 - Water Resource Management</p> <p>Policy BR9 - Parking</p> <p>Policy BR10 - Sustainable Transport</p> <p>Policy BR11 - Walking and Cycling</p> <p>Policy BR15 - Sustainable Waste Management</p> <p>Policy BP2 - Conservation Areas and Listed Buildings</p> <p>Policy BP8 - Protecting Residential Amenity</p> <p>Policy BP11 - Urban Design</p>

*The London Borough of Barking and Dagenham's Draft Local Plan: (Regulation 19 Consultation Version, October 2020) is at an "advanced" stage of preparation. Having regard to NPPF paragraph 216 the emerging document is now a material consideration*

and substantial weight will be given to the emerging document in decision-making unless other material considerations indicate that it would not be reasonable to do so.

<p>The London Borough of Barking and Dagenham's Draft Local Plan (Regulation 19 Consultation Version, October 2020)</p>	<p>Policy SPDG1 - Delivering Growth  Policy SP4 - Delivering Homes that Meet People's Needs  Policy SP2 - Delivering High Quality Design in the Borough  Policy SP6 – Green and Blue Infrastructure  Policy SP7 - Securing a Sustainable and Clean Borough  Policy SP4- Delivering social infrastructure in the right locations  Policy DMH1 - Affordable Housing  Policy DM2 - Housing Size and Mix  Policy DMD1 - Responding to Place  Policy DMNE1 - Protecting and Improving Parks and Open Spaces  Policy DMNE2 Urban greening  Policy DMNE3- Nature Conservation and Biodiversity  Policy DMNE5 - Trees  Policy DMSI 2 - Energy, Heat and Carbon Emissions  Policy DMSI4 - Improving Air Quality  Policy DMSI6 - Managing Flood Risk, including Surface Water Management  Policy DMSI9 - Managing our Waste  Policy DMT1 - Making Better Connected Neighbourhoods  Policy SP4: Planning for social infrastructure  Policy DMS1- Protecting or enhancing facilities</p>
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## APPENDIX 2

<b>Consultations</b>		
<i>Consultee:</i>	<i>Dated:</i>	<i>Summary of response:</i>
Transport	28th September 2021	The revised proposals received following initial comments are acceptable.

## INFORMATIVE

In dealing with this application, the London Borough of Barking and Dagenham has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, Supplementary Planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably.