

DEVELOPMENT PLANNING REPORT FOR CHADWELL HEATH



CHUKA NWAFOR

RLC COMMUNITY RESOURCE CENTRE

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Contents

1. Executive Summary	2
2. Land Ownership.....	2
3. Site Description.....	2
4. Planning Context	3
POLICY CM1: MEETING COMMUNITY NEEDS.....	3
POLICY CR1: CLIMATE CHANGE AND ENVIRONMENTAL MANAGEMENT	3
POLICY CC2: SOCIAL INFRASTRUCTURE TO MEET COMMUNITY NEEDS.....	3
POLICY CP3: HIGH QUALITY BUILT ENVIRONMENT.....	4
POLICY BR9: PARKING.....	4
POLICY BR10: SUSTAINABLE TRANSPORT.....	4
POLICY BR11: WALKING AND CYCLING	5
5. Development Appraisal	5
SWOT Analysis	5
The Proposal	5
5.1 Design and Site Layout	7
5.2 Construction Costs.....	7
5.3 Development Period.....	8
5.4 Land Value	8
5.5 Gross Development Value	8
6. Conclusion	8

1. EXECUTIVE SUMMARY

This Development proposal represents a chance to secure a viable future for the Rear of 37 – 45 High Road, Chadwell Heath site. Working closely with Barking & Dagenham council our proposed development aims to ensure the delivery of a sustainable, high quality scheme that meets the needs of new and existing communities. We are confident that our development will provide the best use value of the site and will significantly improve the visual amenity of the area by creating a new community facility in the local area.

Due to growth within the Borough's existing population and growth from new housing by 2025 the number of pupils aged 8 - 19 is forecast to increase, therefore new resources of this nature are going to be needed to meet this growth meaning there will be a high demand for the kind of development that we are proposing. Our proposal primarily aims to provide a high quality learning and development environment that starts children and young people on a path that achieves higher outcomes in later education and develops the skills that are necessary for life-long learning. But it will also integrate and provide space for a range of other local community activities when it is not in its primary use. A list of these anticipated uses are shown below.

2. LAND OWNERSHIP

- a) The site was purchased in 2009 by the International Christian Centre (ICC) on behalf of the RLC a not-for-profit charity organisation committed to – Making a difference, building Community and working together to create a better future.
- b) Prior to the sale of this site, the Site Specific Allocations Development Plan Document published by Barking & Dagenham council (BDC) in December 2010 listed the site as being owned by the council and waiting to be put to active use for the community purposes.
- c) The RLC is a well-established multi ethnic, non-denominational and non-profit making charity organisation established in 2009 that is actively involved in supporting family, educational initiatives and community development initiatives locally.

3. SITE DESCRIPTION

- a) The site is located at the rear of 37 – 45 High Road, Chadwell Heath Essex RM6 6QJ and occupies an area of 0.1 hectares (1000m²).
- b) The site is located in the London Borough of Barking & Dagenham within in the Chadwell Heath ward and is right on the western border with the London Borough of Redbridge (See Figure 1).
- c) The borough forms the heart of the Thames Gateway which is the largest regeneration area in Europe. It is crucial to the governments' plans to develop sustainable communities in the south-east and to the London Mayor's ambition to ensure prosperity is more evenly shared between east and west in London.

4. PLANNING CONTEXT

Our site has been ear marked for development according to the Site Specific Allocations Development Plan Document as being necessary to deliver the borough’s Core Strategy and enable the implementation of the Borough Wide Development Polices.

Our proposed development is in line with the BDC key strategic objectives SO2, S03, SO5, SO9 and SO11 that are set out in the BDC Local development plan.

Our development mostly falls under one of the main themes of the Borough’s Core Strategy policies which is “Creating a Sense of Community” that looks into schools and children’s centres.

The site is a former community centre and historically was used for local community purposes and our development aims to retain that use. The development will come under Use class order D1.

The main Local development policies that are crucial to our proposal and that will be addressed by our development are CM1, CR1, CC2, CP3, BR9, BR10 and BR11.

POLICY CM1: MEETING COMMUNITY NEEDS

Development should meet the needs of new and existing communities. A sustainable balance will be sought between housing, jobs and social infrastructure to ensure Barking and Dagenham can continue to function successfully as a community in its own right, and does not become a commuter dormitory.

POLICY CR1: CLIMATE CHANGE AND ENVIRONMENTAL MANAGEMENT

To contribute towards global, national, regional and local sustainability, and in particular to address the causes and potential impacts of climate change.

POLICY CC2: SOCIAL INFRASTRUCTURE TO MEET COMMUNITY NEEDS

To maintain and improve community wellbeing, support will be given to proposals and activities that protect, retain or enhance existing community facilities, or lead to the provision of additional community facilities.

Where possible, be developed as part of mixed-use developments so that facilities are better linked to housing, jobs, shopping, leisure and other local services, in order to minimise travel distances.

Where possible, be located in close proximity to the community that the facility will serve.

Where appropriate, the dual-use of premises for a range of community uses will be encouraged. Appropriate locations may include underused existing community facilities or vacant premises within retail parades in designated town centres, subject to the provisions of town centre retail policy.

POLICY CP3: HIGH QUALITY BUILT ENVIRONMENT

All development proposals will be expected to achieve high quality standards in relation to the design and layout of new buildings and spaces. Proposals which address the following points and satisfy the more detailed design policies set out elsewhere in the LDF will be supported:

New developments should achieve a high standard of inclusive design. It should be legible, usable and permeable, and accessible to all those who may need to use them.

The safety of occupants, visitors and passers-by should be considered in the design of all development, and all reasonable efforts taken in the design and planning processes to prevent crime and minimise fear of crime. This should be undertaken in liaison with the Council's crime prevention design officer.

All new development should conform to the highest standards of sustainable design.

Development should respect and strengthen local character and history and provide a sense of place.

POLICY BR9: PARKING

The car parking standards set out in the London Plan will be used as maximum parking standards for new developments. TfL's cycle parking standards, will be used as minimum parking standards for new developments.

POLICY BR10: SUSTAINABLE TRANSPORT

The Council is committed to reducing the need to travel and encourage modal shift away from the private car towards healthy and sustainable transport initiatives and choices in the following ways: Supporting the retention of local shops, community services and facilities within walking distance of residential neighbourhoods, particularly where this supports the town centre hierarchy.

POLICY BR11: WALKING AND CYCLING

The Council will protect and improve conditions for cyclists and for pedestrians, including those with visual and mobility impairment and will expect the design and layout of new developments to contribute to a high quality, integrated footpath and cycle network.

5. DEVELOPMENT APPRAISAL

SWOT ANALYSIS

Strengths

- ◆ In line with Key Borough Objectives and policies.
- ◆ In 2010 our site was ear marked for development according to the Site Specific Allocations Development Plan Document.
- ◆ Low probability of a Flood. Zone 1 flood area.

Weaknesses

- ◆ High residential prices in the area.
- ◆ Car Parking
- ◆ The current building on the site is in disrepair.
- ◆ Construction costs needed to clear the site

Opportunities

- ◆ Close vicinity to park, there is a children's play area located in St Chads Park.
- ◆ No other Youth development and Indoor Activity Centre in the immediate neighbourhood.
- ◆ Projected population increase.
- ◆ Integrate and enhance with the use of the rear of 31-35 High Road occupied by the RLC

Threats

- ◆ Access limitations for construction work except through the park
- ◆ Low density development in the area.

THE PROPOSAL

Our proposal is for a Multi-Purpose Youth Development and Indoor Activity Centre for Children and Young People between the ages of 8 – 19 and 25 if having any disabilities. When not in its primary use will be available for other members of the community for viable purposes.

Our proposal aims to provide a high quality activity and learning environment that starts children on a path that achieves higher outcomes in later school years and develops the skills that are necessary for life-long learning.

Our development aims to provide a service that is accessible, coordinated, inclusive and responsive to needs.

The borough is predominately residential in character therefore our development caters to the increased vocational and educational needs of its growing residence.

Research undertaken by the Council's Children's Services Department identifies that due to growth within the Borough's existing population and growth from new housing in 2017 the number of pupils aged 11 - 18 is forecast to increase significantly therefore new resources are going to be needed to meet this growth.

The last census shows that the predominant group in Chadwell Heath is middle aged couples on middle incomes. That has significantly shifted in the direction of younger child bearing families in the last 10 years therefore we feel that there would be a great need and use for our development in the near future.

As much as our development will contribute to the borough's children and youth educational and vocational needs it will also bring employment to local residence creating a more sustainable local community which are 2 of the key priorities of the borough's 2020 vision (see appendix).

Our development creates the much needed social infrastructure in the borough by providing more community facilities. New social infrastructure is needed to support the targeted housing growth for the borough.

The proposed facility is located just off the high road so very close proximity to schools, businesses and work areas for potential parents.

Close vicinity to park, there is a large enclosed children's play area located in St. Chads Park that was opened in 2011. Chads Park is the oldest park in the borough allowing children to appreciate the history of the borough at a very early age.

Car parking for this kind of use should largely be assessed on an individual basis as part of the Transport Assessment Process. Development will require staff parking and a dropping-off/collection area rather than “long-stay” parking provision Assessment process, but the focus of attention should be on child safety.

Funding and Sustainability

Building and capital projects cost will be shouldered by

- a) ...
- b)
- c)
- d)

5.1 DESIGN AND SITE LAYOUT

This Development is perfect example of BDC and government policy of developing on brownfield sites and multiple use developments.

The development will mainly serve the local residents within a 15minute walking distance and the site will mainly be accessed by pedestrian walkways, which is in keeping with the council’s policy improving conditions for cyclists and for pedestrians and also discouraging people from private car usage.

One new building will integrate and enhance with the current use of the rear of 31-35 High Road also occupied by the RLC by offering improved and new facilities.

Proposed high quality 2 storey building complies with the local authority recommendation of a facility that does not significantly alter the character of the area.

Creating a building that provides for a secure and private environment for the Children and young people to participate in a range of stimulating physical and educational activities.

Access needs to be negotiated with the council as the development clearly benefits from its close proximity to St Chads park and the children and young people or any other user group have a safe exclusive route to the children’s play area located in St Chad Park.

5.2 CONSTRUCTION COSTS

5.3 DEVELOPMENT PERIOD

Development period is taken as the time from development initiation to development occupation. This period is estimated to last approximately 10 months.

We estimate the construction period to last between 6 and 8 months.

The site has already been acquired and the development will be occupied and in use soon after completion, therefore this will reduce the development period.

5.4 LAND VALUE

The land has already been purchased by ICC.

5.5 GROSS DEVELOPMENT VALUE

The cost contractor's valuation method will be used to value this development. The replacement cost (contractor's) method is used to value properties which do not generally exchange on the open market (for example, churches, schools and other public buildings) and for which comparable evidence therefore does not exist.

The valuations are based on two components: the depreciated cost of the building element and the market value of the land. Current build costs and often the land price will be established by comparison.

6. CONCLUSION

This development strives to meet most of the aspirations of Barking & Dagenham council.

The development responds to Barking & Dagenham council's long term vision and spatial strategy which is mainly built around its community priorities.