



Supplementary Planning
Guidance Note

No 27
**Forest Gate
Town Centre**
Action Plan

' The Council is currently carrying out a partial Review of the Unitary Development Plan. Please note that some of the UDP policies mentioned in Supplementary Planning Guidance Notes may be affected by the Review and that you should contact a Planning Officer for further information.'

No27 Forest Gate Town Centre Action Plan

INTRODUCTION

The Council's Unitary Development (UDP) is the statutory planning framework for the future of the Borough.

To help you when you apply for planning permission, and to give the background to both the UDP and other Council policies, the Environment Department has produced a number of Supplementary Planning Guidance Notes (SPGs).

Although not a formal part of the UDP, the guidance is a material consideration when the Council is dealing with planning applications.

GUIDANCE NOTES:

- Identify the relevant UDP policy (for a full statement of the policy, the UDP itself should be consulted);
- Give planning guidance on design and standards;
- Provide general advice as well as some information on non-town planning matters such as Building Regulations and Highways, which may need separate approvals from the Council.

Guidance is updated more frequently than the Plan itself, and you are encouraged to discuss your proposals with planning staff before you make a formal application.

Please remember that this is Guidance only, and that your application will always be considered on its merits.

PURPOSE OF GUIDANCE NOTE:

The Action Plan is intended to act as a framework to guide public and private investment decisions in the town centre, and will cover the period up to approximately 2005. The Plan is based on an extensive period of public consultation carried out in the latter part of 1998, and incorporates the priorities of the local community as far as possible.

The Action Plan is focused on the physical regeneration of the built and open environment in the town centre.

The document comprises a list of objectives for the town centre followed by a list of proposed 'actions' grouped according to the objective they are intended to achieve. Each action is followed by a timescale where known, agent, and comments as necessary. Each action has a reference number that relates to the map towards the back of the document.

In terms of resources to implement these actions, some of them are already programmed, i.e. finance has been allocated, and others are likely to be funded from known sources such as legal agreements attached to planning permissions and the Council's Local Environment Strategy. However, some

actions do not currently have resources allocated and in these cases the Council, or other organisations as necessary, will try to identify finance over the period of the Action Plan.

UNITARY DEVELOPMENT PLAN

Forest Gate is covered by Policy SH6 in the UDP. This includes support for the regeneration of the town centre; the Action Plan develops this objective and expands upon the policy. Other policies may be of relevance, as may other Supplementary Guidance covering matters such as Shopfront Design and Shop Premises.

The Guidance is intended as an introductory guide. If you require further assistance, please contact the Environment Department either in person or by telephone between 9 a.m. and 5 p.m. Please note that Planning officers may not be available without a prior appointment. The address is:

The Town Hall Annexe,
Barking Road,
East Ham, E6 2RP
Telephone: 0181-472-1430 ext. 22282

FOREST GATE TOWN CENTRE - OBJECTIVES

In the context of its Vision for the Borough, and other relevant national and corporate policies the Council will, in conjunction with other organisations and individuals as necessary, work towards transforming Forest Gate into a thriving local commercial centre, where local people will choose to shop and spend their leisure time, building upon its existing character to create a unique environment. To achieve this the Council has adopted the following objectives:

1. Increasing the number of visitors to the centre.
2. The improvement of the quantity and quality of shopping and service floorspace.
3. The development of a range of daytime and evening social activities, including high quality leisure uses, to add vitality to the centre.
4. The improvement of the quality of the built and open environment, in particular to maximise the benefits of the centre's Victorian heritage.
5. To increase the number of people living and working in the centre.
6. Managing road traffic and increasing the proportion of visitors to the centre who use public transport, cycle or walk, so as to minimise the problems of congestion and pollution.
7. An effective maintenance and enforcement programme.

Map Ref.	Action	Objective	Agent	Timescale	Comment
1	Forest Gate Library	1 2	LBN Leisure Services Dept.	Not known	Commitment in principle to refurbish on site to improve accessibility or to relocate elsewhere in the town centre. Subject to availability of finance.
	Setting up Local Service Centre	1 2	LBN Chief Executive's Dept.	Not known	Part of boroughwide programme of provision of Local Service Centres. LSCs will be the initial point of contact for all Council services. Commitment in principle, subject to identification of site and availability of finance.
3	Relocation of Forest Gate Post Office	1 2	Post Office Counters	1999	Commitment in principle to relocate due to impending redevelopment of current premises at Telephone House. Seeking alternative premises within the town centre.
	Redevelopment of Telephone House	1 2 3 4 5	Private Sector	1999/2000	Site identified in Unitary Development Plan for retail use. Other additional uses may also be acceptable, such as leisure or residential. Planning permission granted subject to S.106 agreement for retail; current application for retail and residential use awaiting Council decision.
5	Replacement/refurbishment of shopfronts	1 2	LBN Environment Department/Private Sector	1999 onwards	Part funding under LBN Local Environment Strategy project.
	Designation of Conservation Area	2 4	LBN Environment Department	1999 onwards	15-39 Woodgrange Road. More rigorous development control procedures following subsequent publication of design guidance, including shopfronts. Investigation of possibility of extension at later date.
7	Design Guidance for Town Centre	2 4	LBN Environment Department	2000 onwards	More rigorous development control guidelines to take into account: a) overall design theme for the centre.

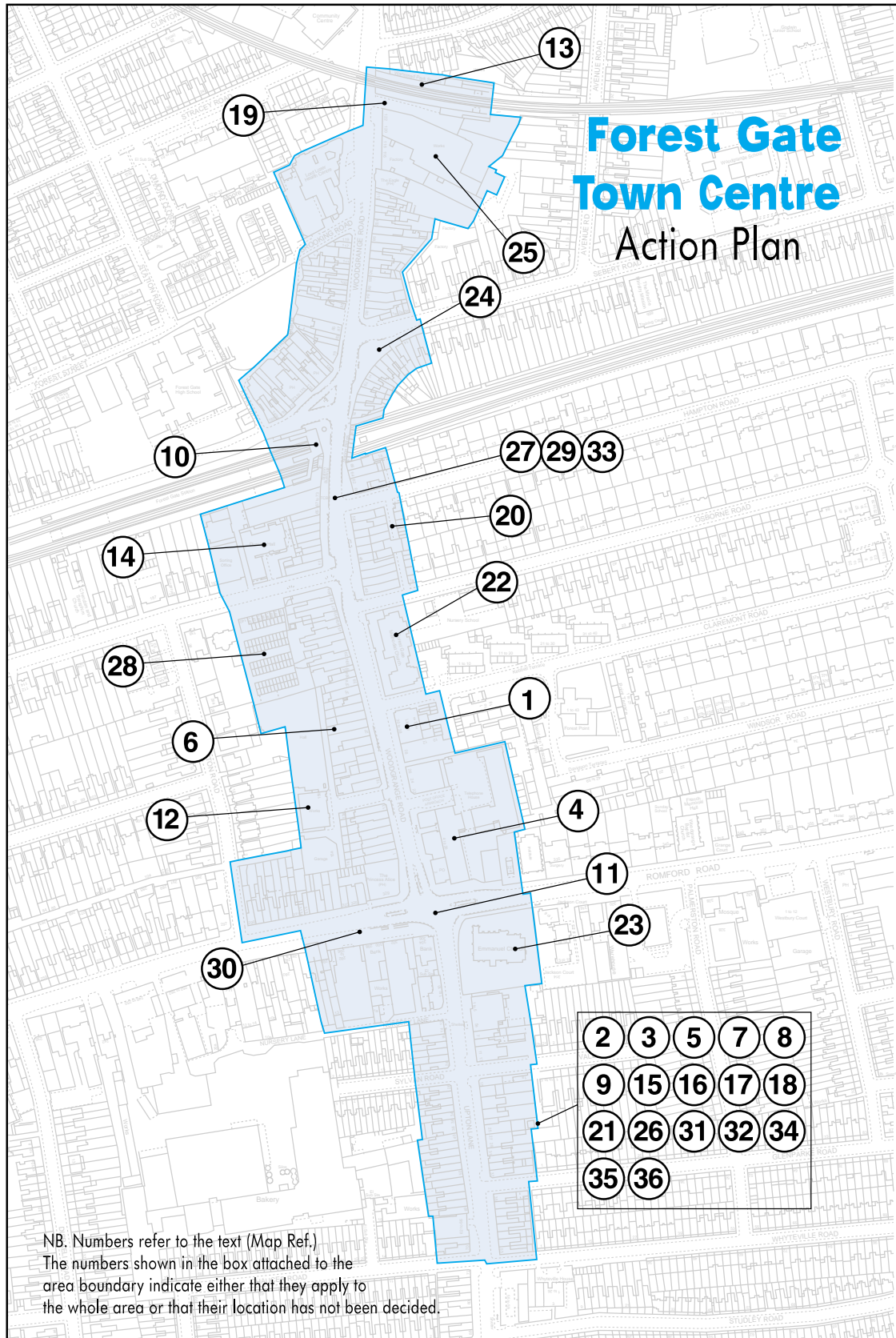
Map Ref.	Action	Objective	Agent	Timescale	Comment
					<ul style="list-style-type: none"> b) street trees and other planting. c) street furniture. d) lighting scheme. e) security. f) conservation. g) public space. h) paving. i) gateway features.
8	Conversion/Refurbishment of upper floors for residential accommodation ('Living Over The Shop')	4 5	LBN Housing Department/LBN Environment Department/Housing Association/Private Sector	1999 onwards	Focus for affordable housing as a part of a revised borough strategy. Feasibility study to precede works.
9	Replacement of Public Toilets	1 4	LBN Environment Department	By 2000	Assessment of public convenience provision to be made as part of boroughwide exercise. Works subject to availability of finance.
10	Refurbishment of Forest Gate station	1 4 6	Railtrack/Great Eastern Railways	1999	Refurbishment of platform areas and improvements to ticket office. Investigation of further security improvements proposed.
11	Romford Road/Upton Lane/Woodgrange Road - junction remodelling	1 4	LBN Environment Department	2000 onwards	Feasibility study to investigate improvements for pedestrians and cyclists and traffic management. Works subject to availability of finance.
12	Channel Tunnel Rail Link Phase 2 Vent Shaft - Ace of Clubs Site	1 4	Union Railways	2001-2007	Planning permission granted. Union Railways will include environmental improvements. CTRL Phase 2 dependent upon availability of funding.
13	Wanstead Park Station Refurbishment	1 4 6	Railtrack	1999	Reconstruction of access directly onto Woodgrange Road to improve convenience and security. Includes refurbishment of platform area.
14	Refurbishment of Durning Hall	1 4	Astons Charities	1999/2000	Major internal and external refurbishments.

Map Ref.	Action	Objective	Agent	Timescale	Comment
15	Repaving	1 4	LBN Environment Department	1999 onwards	Repaving public highway and private forecourts. Part funding under LBN Local Environment Strategy.
16	Replacement/ Refurbishment of Street Furniture	1 4	LBN Environment Department	1999 onwards	To include guardrails, lamp standards, litter bins, seating. Part funding under Local Environment Strategy.
17	Enveloping Schemes	1 4	LBN Environment Department	1999 onwards	Group repair/cleaning of external frontages of buildings. Part funding under Local Environment Strategy.
18	Replacement/ Refurbishment of Shopfronts	1 4	LBN Environment Department/Private Sector	1999 onwards	Part funding under Local Environment Strategy.
19	Wanstead Park Station Railway Arches	1 4 5	Railtrack	2000	Refurbishment/reconstruction of arches for workshops and other uses.
20	Mews r/o 52-58 Woodgrange Road	1 4	LBN Environment Department/Private Sector	Not known	Relaying road surface and restoration of buildings.
21	Pigeon Nuisance	1 4	LBN Environment Department	1999/2000	a) Publicity campaign b) Incorporation of anti-pigeon measures in building design guidance.
22	Woodgrange Methodist Church	1 4	Woodgrange Methodist Church	Not known	Building refurbishment/repair and landscaping.
23	Emmanuel Church	1 4	Emmanuel Church	Not known	Building repair/cleaning.
24	Public space at Woodgrange Road/Forest Lane/ Sebert Road junction	1 4	LBN Environment Department	1999 onwards	Combination of traffic management, planting, street furniture and paving improvements.
25	Environmental Improvement Scheme around Wanstead Park station	1 4	LB Newham/Private Sector	Not known	An area around the station, comprising mainly ageing commercial premises, many of which are in poor condition, has been identified as in need of a

Map Ref.	Action	Objective	Agent	Timescale	Comment
					comprehensive environmental improvement scheme, which would regenerate this part of the town centre. Subject to further investigation.
26	'Green Corridor' Strategy	1 4	LBN Environment Department	Not known	Part of boroughwide exercise to improve the quantity and quality of planting on the main transport corridors. Scope will include A114 into Forest Gate. Currently at preparatory stage.
27	Traffic Management Improvements - Woodgrange Road/Forest Lane/Sebert Road Junction	1 6	LBN Environment Department	1999/2000	Schemes will improve conditions for pedestrians and cyclists. Design work underway.
28	Public Car Park	1 6	LBN Environment Department	Not known	Short-stay shoppers' car park at rear of 140-150 Earlham Grove.
29	Cycle Lanes in Woodgrange Road	1 6	LBN Environment Department	By 2005	Commitment in principle as part of the London Cycle Network.
30	Cycle Lanes in Romford Road	1 6	LBN Environment Department/LB Tower Hamlets	1999	Bid submitted by LB Tower Hamlets for European funding for cycle lanes in A11/A118 corridor. Decision awaited.
31	Improved cycle parking facilities	1 6	LBN Environment Department	1999 onwards	As part of boroughwide cycle parking strategy.
32	Designation of Controlled Parking Zone	1 6	LBN Environment Department	Not known	Investigation of designating CPZ with on-street parking controls to give parking priority to residents and shoppers, rather than commuters.
33	Bus Priority Measures Woodgrange Road	1 6	LBN Environment Department	1999	a) Bus Clearway Orders (restriction of car parking at bus stops) b) 3 x Bus Boarders (build-outs from pavements). Feasibility study proposed.

Map Ref.	Action	Objective	Agent	Timescale	Comment
					Both as part of London Bus Priority Network.
	Trade Refuse Collection Improvements	1 7	LBN Environment Department	By 2000	Review of service as part of boroughwide exercise.
35	Street Cleaning Improvements	1 7	LBN Environment Department	By 2000	Review of service as part of boroughwide exercise.
	Reorganisation of LBN Environment Department's enforcement functions	1 7	LBN Environment Department	Ongoing	Reorganisation of enforcement functions on a borough wide basis to provide integrated service.

See map overleaf



Monday - Friday
9.00am - 5.00pm



ETC/27

For translation phone

للترجمة الرجاء الاتصال على هاتف

欲獲得中文譯本請致電

Pour la traduction téléphonez au

अनुवाद के लिए फोन करें

പരിഭാഷ വേണമെങ്കിൽ ടെലിഫോൺ ചെയ്യുക

Turjubaanka ka soo wac

Para Traduções telefone para

অনুবাদের জন্য টেলিফোন করুন

भाषांतर माटे फोन करो

उत्तरमें लयी इस नंबर उे ड़ेन वरे

ترجمے کیلئے اس نمبر پر فون کریں

Za sve prevodilačke usluge pozovite

Para servicio de traducción, llame al:

Для перевода позвоните

'Për përkthime telefono'.

മെമ്പരിയെയാർപ്പിന്റേതു തൊടാലപേസിൽ തൊടാർപ്പു കോൺടാക്ട്

Για μετάφραση τηλεφωνήστε

Tercümesi için telefon ediniz:

Muón thông dịch hãy gọi

Ji bo tercime telefon bike

For large print or braille phone

020 8430 3040

© Newham Language Shop



Published by the:

ENVIRONMENT DEPARTMENT

Malcolm Smith

Director of Environment Department

John Herman

Head of Environmental Engineering