



HOUSE OF COMMONS

LONDON SW1A 0AA

Pat Hayes
Managing Director, Be First Regeneration
9th floor, Maritime House,
1 Linton Rd,
Barking IG11 8HG

Thursday 7 January 2020

Dear Pat

I am writing to you on behalf of my constituents living in Mark's Gate, Chadwell Heath regarding the Padnall Lake development which was agreed by the Planning Committee on 30 November 2020. As I am sure you are aware this has been a development of some contention in the area and has also attracted local media attention in recent weeks.

As the Member of Parliament for Dagenham and Rainham I am seeking clarification and assurances on a number of issues relating to the development. I would be very much obliged if you could provide information on the following points;

- Traffic flow issues due to increased population, and the impact on existing highways infrastructure.
- A final clarification on the levels of affordability of the new homes.
- Whether residents in the Marks Gate area will have first refusal of the new properties.
- What measures are in place to ensure that the lake and existing Site of Interest for Nature Conservation is fully protected and enhanced.

As the visual impact on the existing community, particularly residents living on Padnall Road, will be significant I would also like to know if internal improvement works have been considered for the flats adjacent to the development area.

Considering the high level of environmental sustainability incorporated into the Padnall Lake build, this could be a perfect opportunity to improve the energy network across Marks Gate. Whilst I note that S106 payments have already been agreed in relation to children's playspace, is it possible for Be First to explore opportunities for heat pump or solar technology retrofits on Padnall Road to reduce resident's energy bills and the carbon footprint of the area?

I would also ask that internal improvements such as kitchen and bathroom refurbishments and aesthetic works to the communal areas in existing properties is explored as part of a wider regeneration programme for the Mark's Gate area.

Jon Cruddas MP
Member of Parliament for Dagenham and Rainham, incorporating South Hornchurch and Elm Park
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In all instances of large-scale development, it is vital that existing communities are brought with the regeneration rather than feeling like they have fallen victim to it. The measures I have outlined above may go some way to achieving this and I would be interested to hear your thoughts and any future plans for the area.

I look forward to your response.

Yours sincerely

A handwritten signature in dark ink, reading "Jon Cruddas".

Jon Cruddas MP

Member of Parliament for Dagenham and Rainham

Cc. Caroline Harper, Chief Planning Director, Be First Regeneration

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