

# **BARKING & DAGENHAM COUNCIL'S PROPOSED RESTRICTIONS ON THE OPENING NEW BETTING SHOPS**

**PLEASE NOTE THIS DOCUMENT REFERS TO BARKING & DAGENHAM AND NOT EALING**

## **PRESS RELEASE**

Link: <http://www.lbbd.gov.uk/News/PressReleases/Pages/Betting%20shop%20consultation.aspx>

### **Council opens consultation to curb the proliferation of betting offices**

**21/05/2013**

Barking and Dagenham residents are being asked for their views on the Council's efforts to 'even the odds' and tackle the proliferation of betting offices in the borough.

The Council's Cabinet agreed to consult with members of the public on a draft Supplementary Planning Document (SPD), 'Evening the Odds': curbing the proliferation of betting offices.

In the Government's response to the Portas Review recommendation to put betting offices into a separate use class, Local Planning Authorities were urged that Article 4 Directions were an appropriate planning tool for controlling them, by removing permitted development rights, therefore requiring them to make a planning application.

This will be in conjunction with the introduction of a Supplementary Planning Document (SPD) to assist officers in processing applications for betting offices.

Under the current Use Classes Order, many high street premises can be converted to betting shops without a grant of permission, including cafes, restaurants, hot food takeaways and drinking establishments.

The draft SPD will include among other things, a 400m exclusion zone around existing betting offices to prevent the clustering and concentration of such premises.

Councillor Cameron Geddes, Cabinet Member for Regeneration, said: "This has been a concern for the Council for many years and we have been trying to tackle it head on. We consider that it is in the interests of our residents and the vitality and viability of our town centres that this proliferation needs to be carefully controlled.

“Research has shown that the number of betting offices in an area not only restricts the retail choices available to local communities, but can also have a damaging effect on people’s health and finances.

“As a Council we are committed to improve the diversity and vitality of our high streets, bring in new and attractive businesses which create employment for local people and most importantly; tackle the health, social and crime fallouts which can be related to problem gambling.

“The consultation began on 15 May and is open until 26 June and I urge all residents to let their voices be heard before a report goes to Assembly.”

The six week public consultation for the Article 4 Direction and the draft SPD started on Wednesday 15 May and will run to Wednesday 26 June 2013. If you wish to make representations on the Article 4 Direction or the draft SPD you may do so by:

Online: <http://barking-dagenham.limehouse.co.uk/portal/>

Email: [planningpolicy@lbbd.gov.uk](mailto:planningpolicy@lbbd.gov.uk)

Post: Planning Policy, London Borough of Barking and Dagenham, Barking Town Hall, 1 Town Square, IG11 7LU.

Ends

## PLANNING POLICY WEB PAGE

Link: <http://www.lbbd.gov.uk/Environment/PlanningPolicy/LocalPlan/Pages/BettingOffices.aspx>

### Consultation: Betting Offices

#### ***Proposed Article 4 Direction and Draft Supplementary Planning Document***

**Withdrawal of Permitted Development Rights for the change of use of A3 (Restaurants and cafes), A4 (Drinking establishments) and A5 (Hot food takeaways) to betting offices (Use Class A2) by Article 4 Direction.**

The Council is consulting on a draft Supplementary Planning Document (SPD) which will be introduced alongside a non-immediate Article 4 Direction to control betting offices in the borough.

The proliferation of betting offices in the borough has been a concern for the Council for several years. Since the recession there has been an increase in particular services on

London's high streets, including betting offices. This has led to concerns about a lack of diversity on the high street.

### **What changes are being proposed?**

The Council considers that a non-immediate Article 4 Direction is required in order to protect local amenity and the wellbeing of the area.

The Town and Country Planning (Use Classes) Order 1987 (as amended) sets out changes of use that are permitted without planning permission. Under the current Use Classes Order many high street uses can be converted into betting offices (which fall under Class A2) without a grant of permission, including restaurants and cafes (Class A3), drinking establishments (Class A4) and hot food takeaways (Class A5). However the Council can withdraw permitted development rights through an Article 4 Direction where they undermine local objectives to create or maintain mixed communities and to protect local amenity or the wellbeing of the area.

The Direction covers all of the London Borough of Barking and Dagenham. It will mean that planning permission will be required from **15 May 2014** to change from a restaurant or cafes (Class A3), drinking establishments (Class A4) or hot food takeaway (Class A5) to a betting office (A2).

---

## ***Draft Supplementary Planning Document***

### **Evening the odds: curbing the proliferation of betting offices**

Any proposal for a change of use from an A3/A4/A5 use to a Betting Office (A2) will be assessed against the Council's Local Plan which includes policies to maintain and enhance the vitality of town centres and prevent the loss of active retail and community uses.

From 15 May 2014 applications for new betting offices will also be assessed against the Council's proposed draft Betting Offices Supplementary Planning Document (SPD), which the Council intends to introduce alongside the Article 4 Direction. The draft SPD advises on the appropriate location and concentration of betting offices within the borough.

The draft SPD includes:

- A 400 metre exclusion zone around existing betting offices to prevent the clustering and concentration of such premises
- Outside of this zone it only allows proposals for betting offices where a number of other criteria are met including that:
- It is within Barking Town Centre, or Dagenham Heathway, Chadwell Heath and Green Lane District Centres or one of the Neighbourhood Centres
- It will lead to no more than 5% of the units within the centre or frontage being betting offices

## SEA Screening Determination

An [SEA Screening Determination](#) has also been produced to accompany the Betting Offices SPD. The SPD has been subject to a Strategic Environmental Assessment (SEA) Screening Determination, as required under European Law (subject to regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulation 2004). The Screening Determination establishes that the SPD does not require an SEA as it is an elaboration of an existing plan or programme (and is therefore a minor modification of that plan or programme), and it is unlikely to have significant environmental effects.

---

### ***Where can I find out more?***

The following documents are available to give you more information about the proposal:

You can read a copy of the [Article 4 Direction](#). This includes a map showing the area that would be covered.

[The Article 4 Direction Notice is available to view here.](#)

The proposed Article 4 Direction was agreed at the Cabinet meeting on 19 March 2013. You can read a copy of the [Cabinet Report](#).

You can read a copy of the [draft Supplementary Planning Document](#) and [Pre-Production Consultation Statement of Consultation](#)

[The draft SPD Notice is available to view here.](#)

If you have any other questions about the proposed Article 4 Direction or draft SPD, please contact the Planning Policy Team on 020 8724 8097 or email [planningpolicy@lbbd.gov.uk](mailto:planningpolicy@lbbd.gov.uk)

---

### ***What will happen next?***

The Council will carefully consider all responses to this consultation before deciding whether to confirm the Article 4 Direction and Draft Supplementary Planning Document (SPD). If confirmed, the Article 4 Direction and SPD would come into force on 15 May 2014.