

## London Borough of Barking and Dagenham

### Five-Year Housing Supply Statement: For the five-year period commencing September 2021

#### Barking and Dagenham's housing requirements

The ten-year housing target for Barking and Dagenham as set out in the London Plan 2021 is 19,440 dwellings (between 2019-2029), which can be interpreted as 1,944 homes per annum. This is based on evidence of need and deliverability and is considered to be the most appropriate minimum target for the borough. This figure will therefore be used in the calculation of whether the borough has a five-year supply of land for housing.

#### The National Planning Policy Framework (NPPF) buffer requirements

The NPPF states that the supply of specific deliverable sites should include an appropriate buffer (moved forward from later in the plan period). From November 2018, the government introduced the Housing Delivery Test (HDT). Based on the January 2021 HDT assessment undertaken by the Ministry of Housing, Communities and Local Government, Barking and Dagenham has been historically delivering houses at a rate below the 85% requirement. This means that an additional 20% buffer has been applied to the five-year requirement to improve the prospect of achieving the planned supply in accordance with paragraph 73 of the NPPF.

#### Barking and Dagenham's five-year supply position

As of September 2021, land was available for a total of 12,374 homes within the London Borough of Barking and Dagenham, see table 1<sup>1</sup> below for details. Table 2 demonstrates that the Council currently has a deliverable supply of 5. years of land for housing. The 15-year housing trajectory for the period of 2020 and 2037 is presented in Appendix 1.

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<sup>1</sup> Figures for individual sites are estimates and should not be interpreted as the maximum reasonable provision for housing.

Table 1 Five-year housing delivery 2020/21 - 2024/25 (Source: Be First Planning Policy Team)

Site Name	2020/21 (Y1)	2021/22 (Y2)	2022/23 (Y3)	2023/24 (Y4)	2024/25 (Y5)
<b>Large sites</b>	-	-	-	-	-
Barking Riverside	378	800	800	800	920
Beam Park (South Dagenham East)		250	250	250	250
Gascoigne East Estate	150	150	150	150	150
Vicarage Field				150	150
Gascoigne Estate West			200	200	200
Crown House & Linton Road Car Park	200	196			
Padnall Court and Reynolds Court			125		
Abbey Sports Centre		170			
Collier Row EcoGrove (Wellgate Farm)			76		
Tesco Car Park					250
Former site of White Horse Public House and Omnibus Park, North Street			150	46	
Thames Road			156	150	150
Gascoigne Industrial Area			150	150	150
Padnall Lake		150	69		
Former Sacred Heart Convent		29			
Oxlow Lane (previously 265-285 Rainham Road North)		46			
Roxwell Road (53-135)			46		
Dagenham Heathway Mall					150
Town Quay				138	
Former Abbey Retail Park			150	150	150
Rainham Road South			43		
Chelmer Estate				28	
Barking Station				150	150
Wickes (Hertford Road)					150
Former White Horse Pub, Chadwell Heath	53				
Town Quay Wharf		100	47		
Dagenham Heathway Station					100
Hertford Road Industrial Estate					150
Selinas Lane			150		
Sainsburys 97-131 High Road					150
Lodge Avenue					24
Former Volunteer Public House, Alfred's Way					112
Royal British Legion			64		

Phoenix House, 12-14 Wakering Road, Barking	150	38			
Barking Foyer land lying to the SW, NE & SW of Glenny Road.					134
2 Stamford Road, and Woodward Road			56		
497-515 Gale Street Dagenham			31		
Brocklebank Lodge, Becontree Avenue, Dagenham				76	
<b>Site Name</b>	<b>2020/21 (Y1)</b>	<b>2021/22 (Y2)</b>	<b>2022/23 (Y3)</b>	<b>2023/24 (Y4)</b>	<b>2024/25 (Y5)</b>
<b>Small sites</b>	-	-	-	-	-
Mellish Close Garages	6				
26 And 28 Land To The Rear High Road	8				
Elim Pentecostal Church 194	9				
3 Station Road	9				
St Marys Parish Church, Grafton Road	6				
Rear of 5-7 Reede Road	5				
174-176 Ripple Road		8			
Site of Old Thamesview Clinic , Bastable Avenue				34	
Sebastian Court	30				
Sugden Way	13				
Former Wivenhoe Garages, Wivenhoe Rd, Barking	7				
Land North of Becontree Station					49
90 Stour Road			150		
Salisbury Road (Car Park)					50
Artist Housing, Linton Road	12				
Wantz Road		63			
Bamford Road			98		
Dagenham working mens club		20			
Dagenham labour hall		13			
Hapag-Lloyd House at 48A Cambridge Road in Barking Town Centre					75
Old Granary	6				
14-34 London Road					29
Land To Rear Of 127 -133 Becontree Avenue	8				
7, Apollo Housing	6				
31 -35 Mill Lane		9			

Street Record Margaret Bondfield Avenue			15		
Former Dagenham Job Centre Chequers Lane		90			
Former Victoria Public House, Axe Street, Barking					
Fels Farm, Dagenham Road Rush Green Romford				9	
Garages at Kier Hardy Way			23		
58 to 68 Church Street			13		
<b>Total strategic allocation[1]</b>	931	1929	2713	2438	3490
<b>Total small sites allocation[2]</b>	125	203	299	43	203
<b>Windfall sites projection</b>	0	0	0	0	0
<b>Total additional homes</b>	1056	2132	3012	2481	3693

[1] Strategic large housing sites which will deliver more than 50 or more units in total.

[2] Strategic small housing sites that are expected to deliver less than 50 units, and those sites where the total site or remaining developable area is <0.25 ha or less.

Table 2 Five-year housing land supply calculation

	Total
Annual Target	1944
London Plan requirement (Years 1-5)	9720
Overall requirement 2020/21 – 2024/25 (including the London Plan and the 20% buffer)	11664
Overall supply of deliverable sites	<b>12374</b>
Overall supply compared to requirement	+710
Overall year's supply	5.3

	0-5 years	6-10 years	11+ Years
<b>Strategic Allocations</b>	11501	20537	10312
<b>Smaller Allocations</b>	873	26	0
<b>Windfall</b>	0	319	483
<b>GLA Indicative Target, 20% buffer in first 5 years</b>	11664	9720	19424

Figure 1 LBBD 15-year housing trajectory 2020-2037

