

Annual Monitoring Report 2020-21

Barking &
Dagenham

BeFirst



Introduction

“This years Authority Monitoring Report demonstrates our ongoing major contribution to London’s housing delivery in 2020-21, despite the challenges of the Pandemic.

Our Planning Team is now one of the best performing in the UK and we have a new draft Local Plan ready for examination.

Projects such as Industria, the Film Studios and the City of London Markets will contribute to the continuing renaissance of the east of London and more jobs.

This has been a period of enormous progress, delivering what we call regeneration – where no one is left behind.”



Cllr Cameron Geddes
Lead Member
Housing and Regeneration

London Borough Barking and
Dagenham

Purpose of the Annual Monitoring Report

- The requirement for a local authority to produce an Authority Monitoring Report (AMR) is set out in the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).
- Its purpose is to monitor the progress of planning policies set out in the Local Plan and supplementary planning documents. This version provides an update up to the financial year 2020/21.
- It is also required to set out the progress of the draft emerging Local Plan and Supplementary Planning Documents through the Local Development Scheme. A financial summary for the Community Infrastructure Levy and S106 Planning Obligations is also provided.

Key findings for 2020-21

1048 net additional dwellings delivered

239 new affordable homes delivered

1379 new homes granted planning permission

100% of major planning applications decided in time

96% of non-major planning applications decided in time

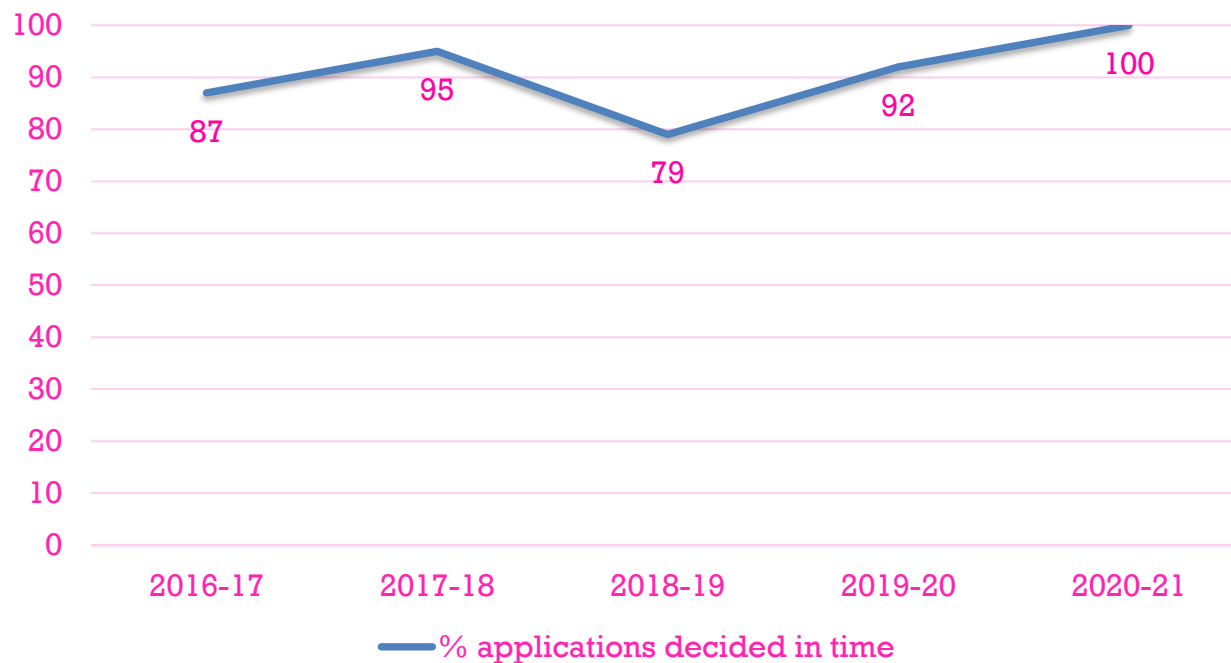
An architectural rendering of a modern, multi-story apartment building courtyard. The building features light-colored brickwork and numerous balconies with glass railings. Some balconies have plants and bicycles. The courtyard is paved with light-colored tiles and contains several large, raised, rust-colored metal planters with greenery. People are shown in various activities: walking, sitting on benches, and a person is working on a bicycle. The scene is set during the day with soft lighting. A white title 'Planning Performance' is overlaid in the center, with a white brushstroke underline.

Planning Performance

Our aim is to provide applicants with a **high quality** and **timely** service to **major developers** and **landowners** who deliver the large strategic sites in the Borough.

This has been achieved by determining **100%** of major planning applications in time within 2020-21.

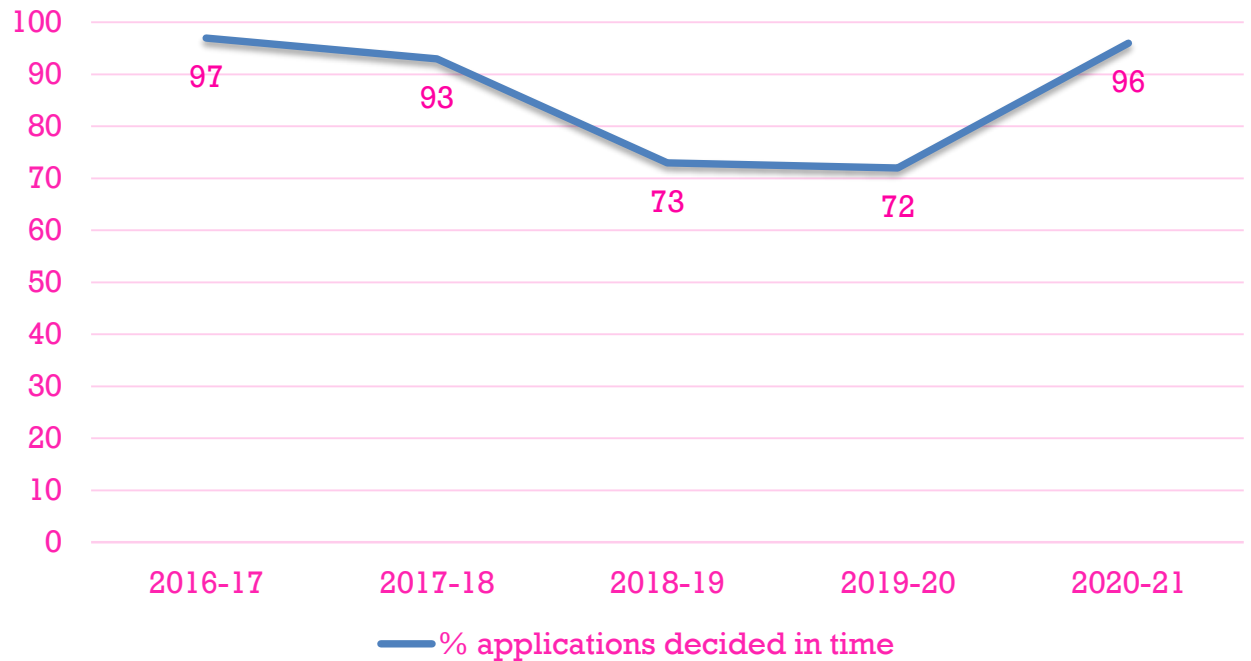
% major planning applications decided in time



We also seek to provide a **quick** and **reliable** service on non-major planning applications, which will benefit **local residents** and **businesses**.

This has been achieved by determining **96%** of non-major planning applications in time within 2020-21.

% of non-major planning applications determined in time

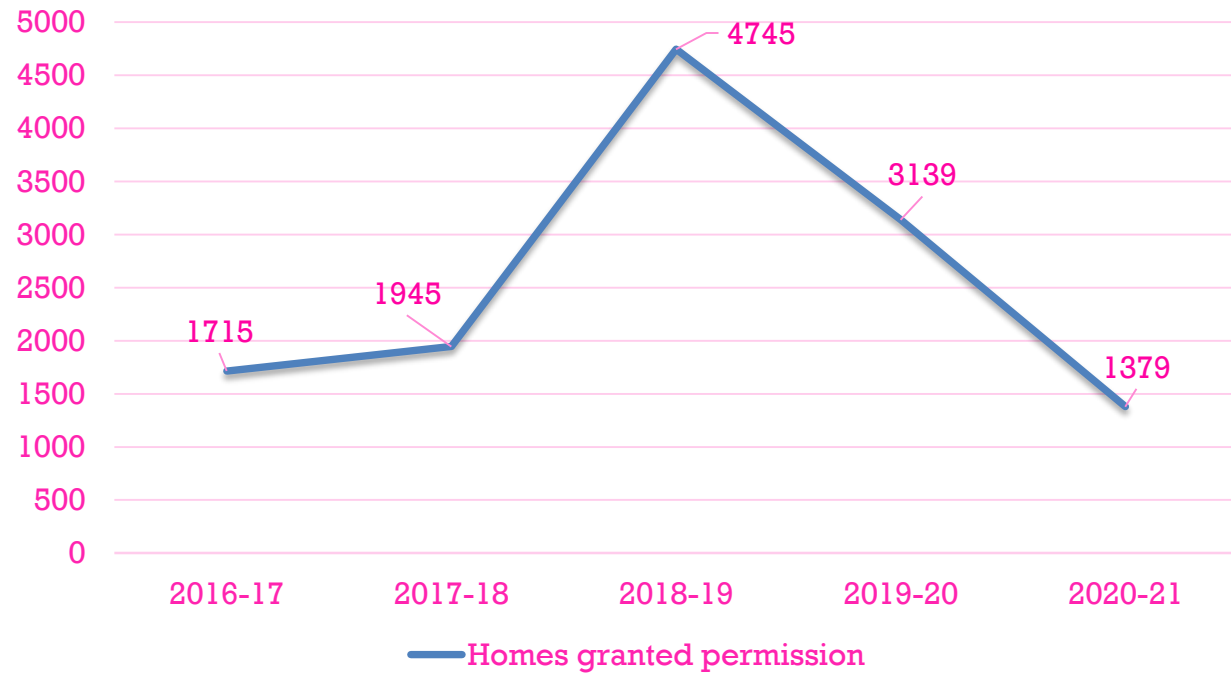


Our planning service is **working proactively to significantly increase** the number of homes being delivered in the area.

We have a **strong pipeline** of new homes coming forward, with a number of large schemes at **Gascoigne and Beam Park** approved in 2018-19 and 2019-20.

In 2020-21, despite the COVID pandemic we have continued a strong planning pipeline with **further large schemes** set to come forward, **including our own developments**.

Homes granted planning permission





Planning Policy

We have submitted an ambitious [draft Local Plan](#) for examination which will deliver 44,051 new homes and 20,000 new jobs up to 2037. An overview of the key timescales are shown below. Further detail can be seen within the adopted Local Development Scheme [here](#).

Stage	Q1 2021/22	Q2 2021/22	Q3 2021/22	Q4 2021/22 +
Prepare revised draft Local Plan	Active	Completed	Completed	Completed
Publication of revised draft Local Plan	Completed	Active	Completed	Completed
Request opinion of mayor (Reg 21)	Completed	Active	Active	Completed
Submission to the Secretary of State (Reg 22)	Completed	Completed	Active	Completed
Examination	Completed	Completed	Completed	Active

The emerging Draft Local Plan will be supported by a number of supplementary planning documents including masterplans to shape how development is delivered within the Borough.

Emerging SPDs	Target for statutory public consultation
Thames Road and River Road Masterplan SPD	2020/21
Planning Obligations SPD	2022
Chadwell Heath Masterplan SPD	2022
Becontree Design Code SPD	2022
SPDs subject to approval	Target for statutory public consultation
Barking Town Centre (Town Quay, Station, Harts Lane, East Street) Masterplan SPD	2023
Castle Green Masterplan SPD	2023
Marks Gate Masterplan SPD	2023/24
Dagenham Heathway Masterplan SPD	2023/24
Sustainability SPD	2023/24

An architectural rendering of a modern urban street scene. On the left, a multi-story brick building features balconies with people. A large, leafy tree stands in the center, casting shade over a paved walkway. Pedestrians, including a person with a bicycle, are walking along the path. In the background, more modern buildings and parked cars are visible. The overall atmosphere is bright and lively.

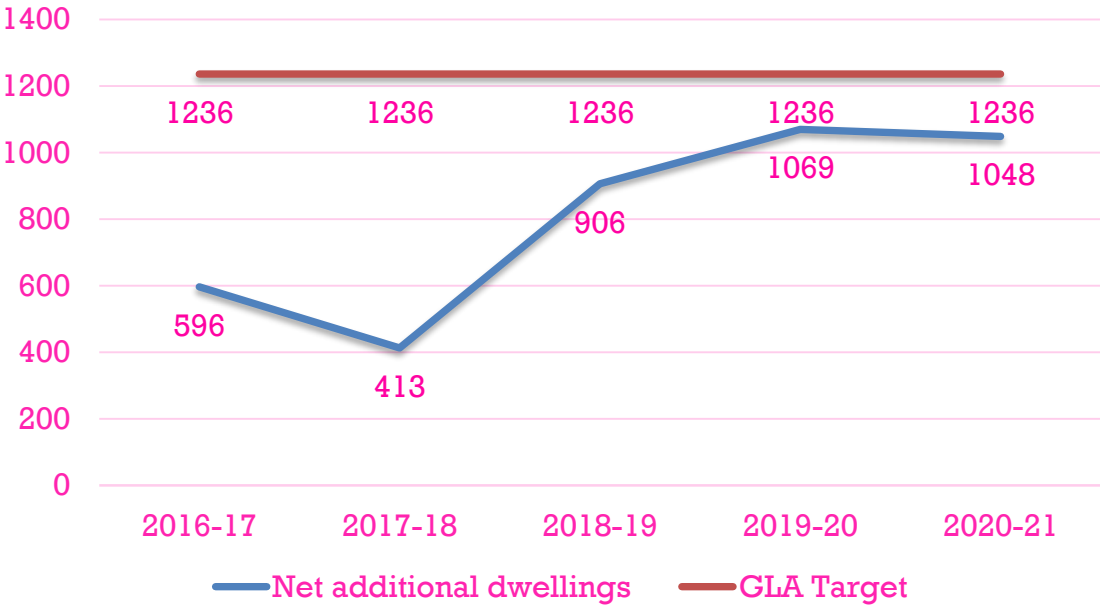
Housing delivery

Our ambition is to **significantly increase** the scale of new homes being delivered in the Borough.

Be First's objective is to promote the Borough's potential for **significant growth** as well as directly delivering **high quality designed** and **affordable** new homes.

This has led to a **stepped increase** of new homes being delivered with 995 net additional dwellings in 2020-21 and a pipeline to deliver **much more**.

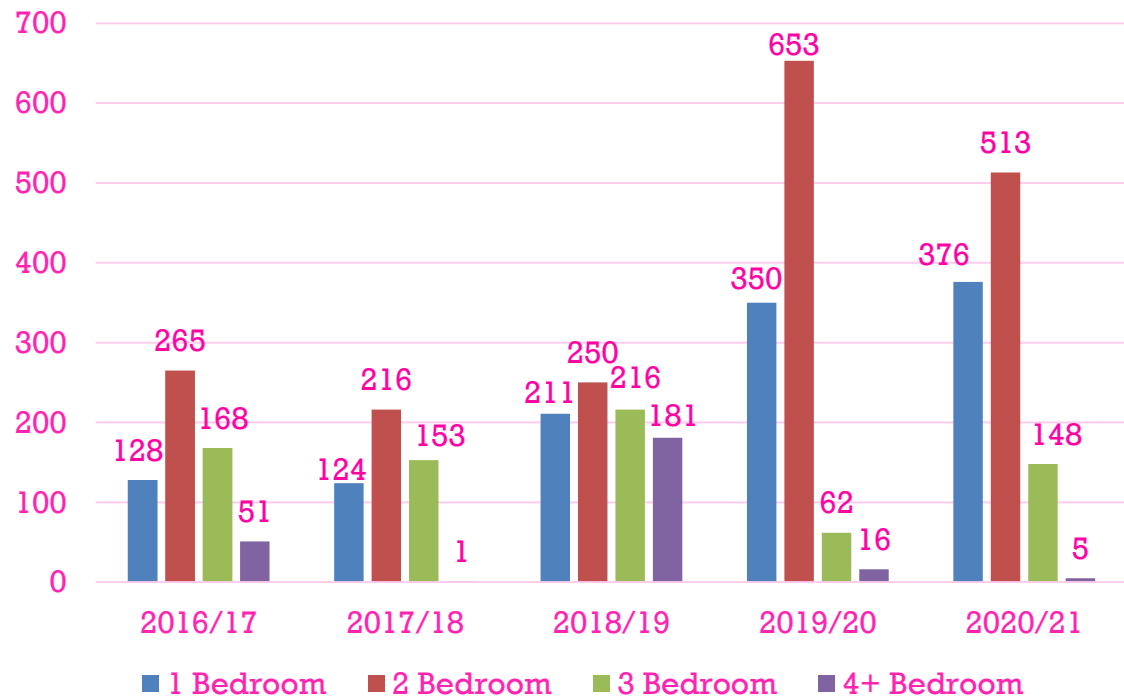
Net additional homes delivered



We are delivering a wide range of housing to meet the different needs of local people in the borough.

Our focus is on increasing the number of family sized housing with the **delivery of 153 dwellings with 3+ bedrooms** in 2020/21.

Type of housing delivered

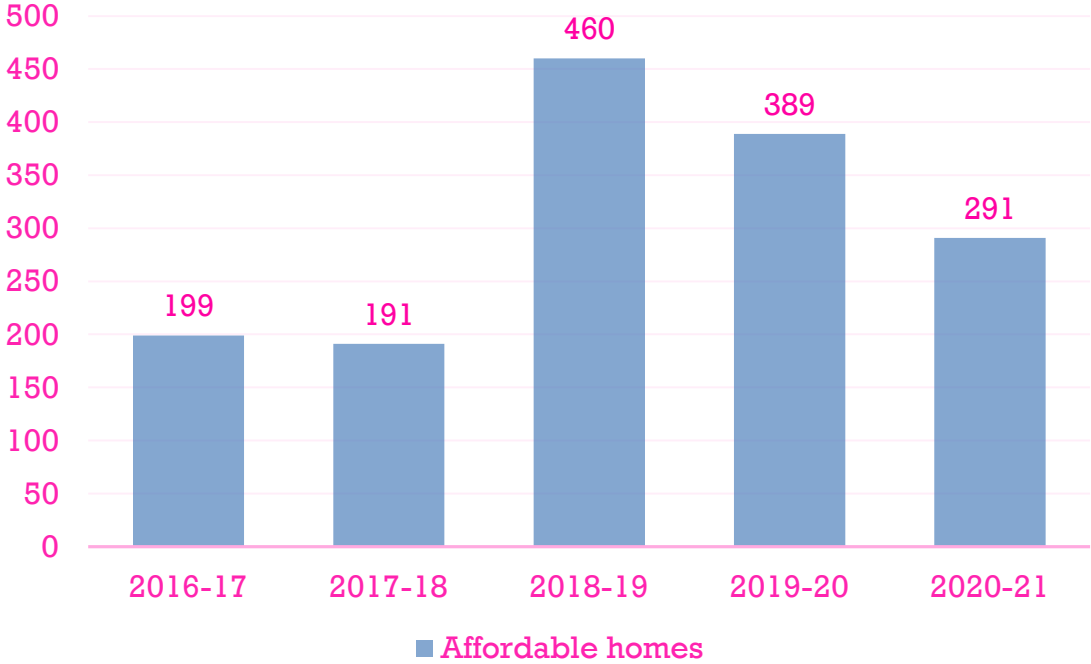


Our ambition is to **significantly increase** the number of **affordable homes** for **local residents** within the Borough.

Be First's objective is to **directly deliver truly affordable homes** with a number of schemes delivering **100% affordable housing**.

We are making progress with the delivery of **291** affordable homes but our pipeline of developments seeks to deliver **even more going forward**.

Delivery of affordable homes

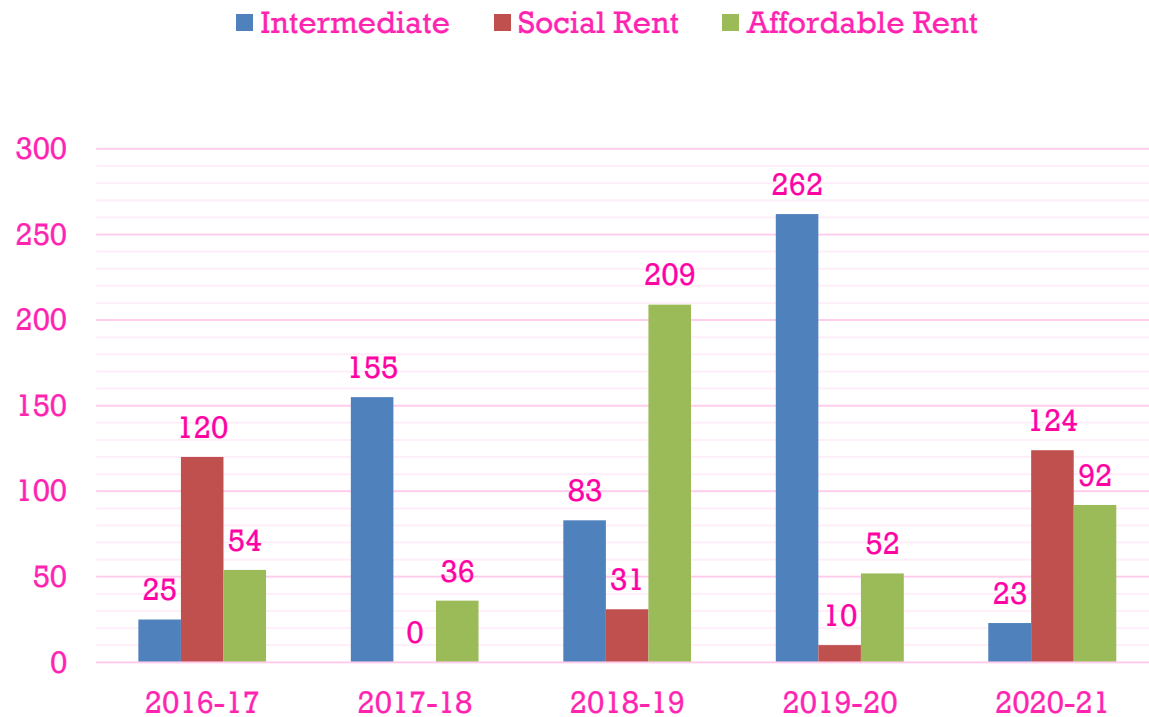


Our ambition is to deliver a wide range of **affordable housing** to meet the needs of **local residents**.

We are not only **increasing the number of new homes** but also directly delivering our own schemes which include **100% affordable housing**.

We have more affordable schemes coming forward including **estate renewal projects** which provide homes for social rent.

Tenure of affordable homes



Economy

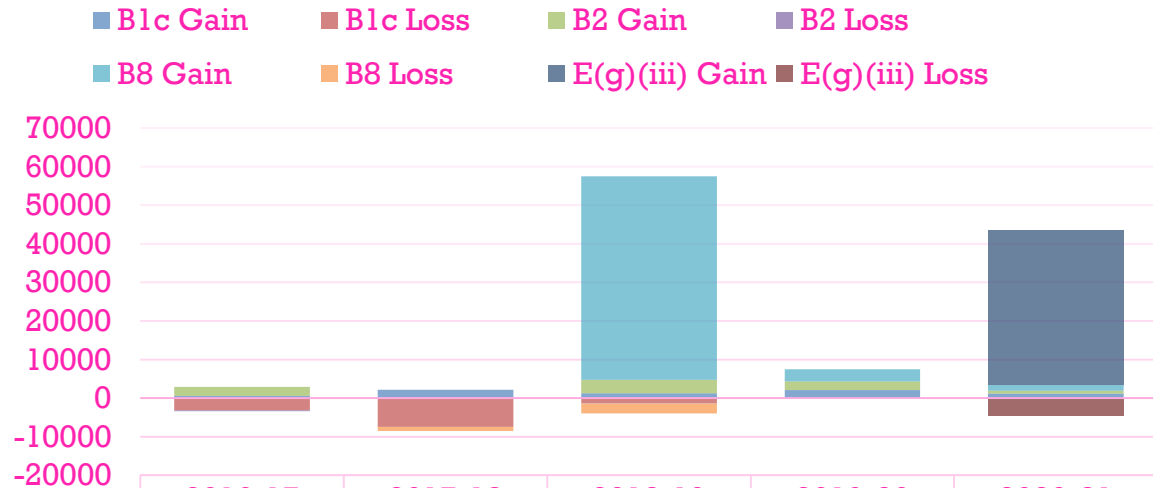


Gain and loss of employment space (sqm)

We are seeking the delivery of **high quality jobs** across the Borough to provide new opportunities for local residents.

This can be seen by the limited loss of employment space and the increases in industrial and commercial floorspace.

This will ensure that the Borough continues to attract investment and growth in the future.



	2016-17	2017-18	2018-19	2019-20	2020-21
E(g)(iii) Loss					-4575
E(g)(iii) Gain					40167
B8 Loss	0	-1095	-2577	0	
B8 Gain	0	0	52797	3204	1485
B2 Loss	-232	0	-77	0	-22
B2 Gain	2285	0	3493	2200	790
B1c Loss	-3120	-7420	-1317	-96	
B1c Gain	623	2153	1217	2090	1148

Finance



Community Infrastructure Levy 2020/21

Year	LBBB CIL Received	LBBB CIL Retained for administration (5%)	LBBB Neighbourhood Proportion (15%)	LBBB CIL for Strategic Projects (80%)
2015/16	£1,875.00	£93.75	£281.25	£1,500.00
2016/17	£1,351,173.13	£67,551.15	£202,675.97	£1,080,946.01
2017/18	£829,820.32	£41,491.03	£124,473.05	£663,856.24
2018/19	£921,774.22	£46,146.94	£138,226.14	£737,361.14
2019/20	£3,505,187.74	£175,259.39	£525,778.16	£2,804,150.19
2020/21	£786,790.90	£39,339.55	£118,018.64	£629,432.72
Total all years	7,396,621.31	369,881.81	£1,109,453.21	5,917,246.30

Section 106 Summary 2020/21

Year	Amount received	Major Scheme examples	S106 Contribution examples
2016/17	£197,640.00	<ul style="list-style-type: none"> - University of East London, Longbridge Road (06/01284/OUT) - Proposed Site of Organic Waste Treatment Centre (TEG), Choats Road (11/00460/FUL) 	<ul style="list-style-type: none"> - £75k towards Highways - £100k towards Openspace
2017/18	£2,047,241.22	<ul style="list-style-type: none"> - New Enterprise House, 149-151 High Road (15/00362/FUL) - Land South of cemetery, Whalebone Lane North, Romford (16/01025/FUL) - Chequers Lane (14/00948/CTY) 	<ul style="list-style-type: none"> - 800k towards Affordable Housing - £1 million towards Affordable Housing - £202,740 towards Openspace/Playspace
2018/19	£723,500.00	Fresh Wharf Estate(14/01196/OUT)	- £686,500 toward Affordable Housing
2019/20	£51,340.20	Phased redevelopment of Gascoigne Estate (14/00703/OUT)	<ul style="list-style-type: none"> - £21,500 towards Public Realm - £16,701.50 towards Car Club
2020/21	£179,195.79	<ul style="list-style-type: none"> - Former Abbey Retail Park (15/01635/FUL) - 79A Whalebone Lane South (19/01312/FUL) 	<ul style="list-style-type: none"> - £105,621.25 towards Archaeological Investigation - £5,335.08 towards Car club - £21,340.32 towards Highways - £25,580.11 towards Employment



Development portfolio

Fresh Wharf

- 531 dwellings
- 952sqm retail/shops/cafe s
- Public infrastructure
- River fronting open space unlocked for local residents



Former Weighbridge site

- **92 new flats for temporary accommodation for homeless people on the Council's waiting list.**
- **Built off-site using modern methods of construction. Be First scheme.**
- **100% affordable scheme**



Pocket Homes Barking

- **78 affordable Pocket homes sold at a 20% discount**
- **100% affordable housing scheme**



207 Bastable Avenue

- **23 units available as Shared Ownership properties**
- **100% affordable housing scheme**

