

Local Development Framework: Annual Monitoring Report 2004/05



www.barking-dagenham.gov.uk



Published by:

London Borough of Barking and Dagenham
Sustainable Development Group
Planning and Transportation Division
Department of Regeneration and Environment
Town Hall
Barking IG11 7LU

Phone	020 8227 3925
Fax	020 8227 3774
Mincom	020 8227 3034
Email	planningpolicy@lbbd.gov.uk
Internet	www.barking-dagenham.gov.uk

Executive Summary

Government legislation requires the Council to produce an Annual Monitoring Report (AMR) on the progress of the Local Development Scheme (LDS) for every financial year. The LDS sets out the timetable to write the Local Development Framework (LDF), which will replace the Unitary Development Plan (UDP). The AMR needs to outline whether the implementation of the LDS is on target and whether milestones have been achieved.

This AMR relates to the period from the 1st of April 2004 until 30th of March 2005 (financial year 2004/05). At the end of the financial year 2004/05, the LDS was on target and all milestones had been achieved.

It is the long term purpose of the AMR, to report whether policies are achieving stated targets.

Some of the key Unitary Development Plan (UDP) policies and targets are outlined in this year's report. The government has set a series of "Core Output Indicators" to be used to assess the performance of policies.

Using these indicators, the conclusions below have been drawn.

- Achieving housing completion targets has in the past proven to be a challenge. In the financial year 2004/05, Barking and Dagenham has achieved 98% of its annual completion target of 510, as set out in the London Plan. 836 units have been granted planning permission in the financial year 2004/05. Furthermore, there are 800 dwellings that have permission to be built; though, no work has started on these. This implies that in Barking and Dagenham there is potential for further housing developments to take place. However, this is dependent upon the house building industry achieving the rate of new housing completions for which planning permissions have been allowed. Mechanisms will be needed to encourage the building industry to more than double its annual output for ten years running from 2007 onwards, in order for new housing targets to be achieved. This would include the provision of appropriate levels of social and physical infrastructure needed to accommodate this potential growth.
- The Council has surpassed its own affordable housing target of 25%.
- Some parcels of employment land have been lost to residential developments in the financial year 2004/05 as well as in the past ten years. 18% of all the employment land in the Borough is used for storage use class B8. 12% of all employment land is currently vacant or derelict.
- In the London Borough of Barking and Dagenham (LBBD), three times more waste than the amount of municipal waste produced, is being processed. Consequently, LBBD is doing more than its fair share with regards to the amount of waste it deals with. In the financial year 2004/05, 88% of the waste produced in the London Borough of Barking and Dagenham was sent to landfill.

Throughout the ongoing LDF process, the Council has the opportunity to revise its policies and set itself "SMART" targets and choose its own set of locally important "Local Output Indicators".

During the creation of the LDF, revision of existing policies and/or selection of Local Output Indicators about the following topics should be considered:

- housing,
- employment,
- education,
- health care,
- retail,
- transport,
- the use of the river,
- energy,
- waste,
- open spaces,
- heritage and culture.

The Council can use the setting of targets and the collecting of evidence as a mechanism to inform the preparation of the LDF and demonstrate how it has improved the quality of life in Barking and Dagenham.

Contents

Executive Summary	2
Introduction Section	6
Government Legislation	6
Scope of the Annual Monitoring Report for 2004/2005	6
Methodology for the Collection of Evidence	7
Progress of the Local Development Scheme	8
UDP Policies	10
Historical Background to Barking and Dagenham	11
Sustainable Development	14
Housing	15
Employment	23
Education	28
Health Care	29
Retail	30
Transport	31
Flooding	34
Energy	35
Waste	36
Open Land	38
Culture and Heritage	39
Conclusion	40
Actions	42
Appendix 1 Core Output Indicators	-1-
Appendix 1.1 Business Development	-2-
Appendix 1.2 Housing	-13-
Appendix 1.3 Transport	-15-
Appendix 1.4 Local Services	-16-
Appendix 1.5 Minerals	-18-
Appendix 1.6 Waste	-20-
Appendix 1.7 Flood Protection	-30-
Appendix 1.8 Biodiversity	-31-
Appendix 1.9 Renewable Energy	-32-
Appendix 2 Site Specific UDP Targets Achieved	-33-

Appendix 3 Summary of LBBD Internal Housing Projections	-34-
Appendix 4 List of Housing Developments Planned	-35-
Appendix 5 Safeguarded Wharfs	-39-

Introduction

1.0 Government Legislation

1.1 The Planning and Compulsory Purchase Act received Royal Assent on 12 May 2004, and commenced on 28 September 2004.

1.2 The Act requires the Council to monitor the progress of the Local Development Scheme (LDS). This will inform the Council and the Government whether milestones set out in the LDS have been achieved.

1.3 The long-term aim of the Annual Monitoring Report (AMR) is to help towards the Local Development Framework (LDF) by:

- collecting evidence to assess whether policies are working or not.
- considering whether policies need adjusting (Local Development Framework Monitoring: A good practice guide, ODPM, March 2005).

2.0 Scope of the Annual Monitoring Report for 2004/2005

2.1 An annual report under section 34 (1) must cover a period commencing on 1st of April in one year and ending on 31 March in the next year (The Town and Country Planning, Local Development, England, Regulation 2004, Part 8).

2.2 Even though the Council is only required in this AMR to address the time period starting from October 2004, when the Act commenced, until the end of the financial year, this report addresses the entire financial year 2004/05, so that next year's report and evidence can be compared to this year's.

2.3 A complete analysis of existing policies proves difficult in this year's report (see section 6). Nevertheless, a brief analysis of existing policies is provided in order to identify lessons to be learnt from the Unitary Development Plan (UDP) that can be taken forward into the creation of the LDF.

2.4 It is the long term aim to consistently collect four types of indicators for every Annual Monitoring Report. These are:

1. **Local Development Framework Core Output Indicators.** These are nationally set out by government and cover a broad range of land use and environmental subjects. Evidence for these has been collected in this report. Summary tables are provided in appendix 1.
2. **Local Development Framework Local Output Indicators.** These will help collect evidence that are locally perceived as important, but is not covered by the above. The identification of these will be part of the ongoing LDF process. In this report, some sectors for which Local Output Indicators are needed are identified.
3. **Significant Effects Indicators.** These are the likely significant effects of policies and will be identified as part of the ongoing Sustainability Assessment.
4. **Contextural Indicators.** These will help explain how things happening on a broader scale are affecting the Borough, e.g. wider economical changes.

2.5 This year's report will examine the background information through which existing plans and policies were derived. This may illustrate areas which will require local monitoring.

3.0 Methodology for the Collection of Evidence

3.1 The main sources of information are:

- **Local Planning Application Records**
The Council's database that is used to store details on planning applications.
- **London Development Database (LDD)**
This database has been set up by the Greater London Authority (GLA). The London Borough of Barking and Dagenham (LBBD) has been submitting all residential and major non-residential applications to the GLA via an online database, based upon locally kept data. In return, the GLA is working on report functions that help to analyse this information.
- **Local Sources**
People locally involved and reports locally written.
- **Regional Authorities**
The Environment Agency (EA) and the GLA, for example, collect information that does feed into the Core Output Indices (see appendix 1).

3.2 Certain data gaps have been identified in the planning application stages.

These are:

- size of the site for which the application is made,
- floor space (m2) lost by type,
- floor space gained by type,
- the number of bedrooms lost,
- the number of bedroom gained,
- details on flood risk assessments,
- the number of parking spaces provided,
- the progress of large schemes towards completion.

3.3 ACTION 1 In order to help the LDF process, the Council needs to consider how best to ensure that information listed above is collected consistently. Guidance could be given to applicants to the provision of details such as these outlined above. These details could be made a prerequisite on planning applications before they are validated locally. An alternative is that this data becomes a component of 1APP, the national standard planning application form that is expected to be introduced (see www.planningportal.gov.uk).

4.0 Progress of the Local Development Scheme

4.1 The Local Development Scheme (LDS) is a three year rolling work programme for the replacement of the adopted Unitary Development Plan (1995) with a Local Development Framework (LDF). It establishes the process for preparing the LDF including the timing for each of the Local Development Documents (LDD) and their preparation.

4.2 The LDS is required to be submitted to the Government for approval. It is a public document and is required to be monitored and annually reported to the Government on achievement of targets. The following is the first annual report covering the period of April 2004 to March 2005. It contains information on each LDD – the Statement of Community Involvement, Core Strategy, Proposals Map, Site Specific Allocations, Borough Wide Development Policies, Waste, LBBB Urban Design Framework, LBBB Public Realm Strategy, and the Broad Street Planning Brief. This progress report details the relevant stage that every document should have reached (by March 2005), the timeframe for its completion, and whether or not the established targets were met.

4.3 Statement of Community Involvement

Stage	Dates	On Target
Preparation of SCI (involving community & stakeholders)	April 05 – October 05	n/a*

4.4 Core Strategy

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.5 Proposals Map

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.6 Site Specific Allocations

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.7 Borough Wide Development Policies

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.8 Waste

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	April 05 – July 05	n/a*

4.9 LBBD Urban Design Framework

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.10 LBBD Public Realm Strategy

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.11 Broad Street Planning Brief

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	April 05 – May 05	n/a*

4.12 As of March 2005, the timetable and milestones established in the Local Development Scheme have been achieved for all Local Development Documents.

* This denotes that the dates fall outside the timeframe for this monitoring report and therefore, will not be reported-on in this report. Further information on the LDS can be found online at: <http://www.barking-dagenham.gov.uk/8-leisure-envir/planning/plan-ldf.html>

5.0 UDP Policies

5.1 The Council's Unitary Development Plan (UDP) was adopted on the 17th of October 1995. The UDP contains details for 30 strategic policies and 294 supporting policies. Since 1995, 14 supplementary planning guidance documents have been approved by the Council.

5.2 All these policies have been saved and remain in place until replaced by LDF policies.

Table 1 Summary of Documents contained within the UDP

Planning Document Type	No of Documents
Strategic Policies	30
Supporting Policies	294
Supplementary Planning Guidance	14

51 site specific targets were set in the UDP. The implementation of these was not systematically monitored. Site specific UDP policies that can be seen to have been implemented are listed in appendix 2.

5.3 ACTIONS

Lessons to be learnt for the LDF process are:

ACTION 2 There should be fewer policies in line with recent Government advice.

ACTION 3 When designing policies, consideration should be given to their implementation and effective monitoring.

ACTION 4 The Council should set itself objectives for which 'SMART' targets can be set:

- specific
- measurable
- achievable
- realistic
- time bound (Local Development Framework Monitoring: A good practice guide, ODPM, March 2005, page 65).

ACTION 5 In order for the LDF to take the lead on spatial planning issues, timelines for updating crucial documents should be adhered to.

5.4 In sections 8 – 17, more details to some of the UDP policies are given.

6.0 Historical Background to Barking and Dagenham

6.1 The London Borough of Barking & Dagenham is a local government administration area of 3,611 hectares situated to the East of London on the North Bank of the River Thames.



Figure 1: Position of the London Borough of Barking and Dagenham within Greater London

It was formed in 1965 by reorganisation of local government for Greater London, from parts of the Essex County Council area. In 1994, a change occurred to the government administration boundaries of the London Borough of Barking and Dagenham with Redbridge and Havering. In 2002, the internal elected representative wards were changed to the arrangement they are in today (2005).

6.2 In 2004, notice of the proposal to create an Urban Development Corporation (UDC) was given, covering all the southern part of the Borough and Barking Town Centre area, which was viewed as land in the most need of major new development. Negotiations about how responsibilities between the Borough and the UDC will be met were continuing in April 2005.

6.3 The roots of the population in the Barking and Dagenham area are distant, being focused on the Barking Abbey Settlement, recorded in 666 AD, and a number of isolated farmhouses such as seventeenth century Hooks Hall Farm and country mansions such as the fifteenth century Valance House and sixteenth century Eastbury Manor House.

6.4 In early times the area to the south of Eastbury was marshland, which extended to the River Thames. By 1900 Barking, a town once dependent on fishing, said in the middle of the nineteenth century to have the largest fishing fleet in Europe, was beginning to expand its industrial base eastwards and downstream along the River Roding. This was partly driven by polluting industries that had moved out from London to Barking after new regulations were introduced during Victorian times.

6.5 A number of other settlements were recorded then. These are known as (Old) Dagenham Village where the parish church existed in the thirteenth century, and Chadwell Heath. In addition Samuel Williams & Sons Limited had developed their own transport and distribution complex by reclaiming marshland, centred upon Dagenham Dock and based upon river transport (1887-1981/2).

6.6 A major change occurred in 1920 when the London County Council started to develop fields in Dagenham as the Becontree Housing Estate. This became the largest municipal housing estate in the country, covering almost one third of the current borough area, or 1,121

hectares (2,770 acres) with 25,000 houses intended for 120,000 people. The population in Dagenham grew ten fold before World War II, about four times faster than Barking (see fig.2).

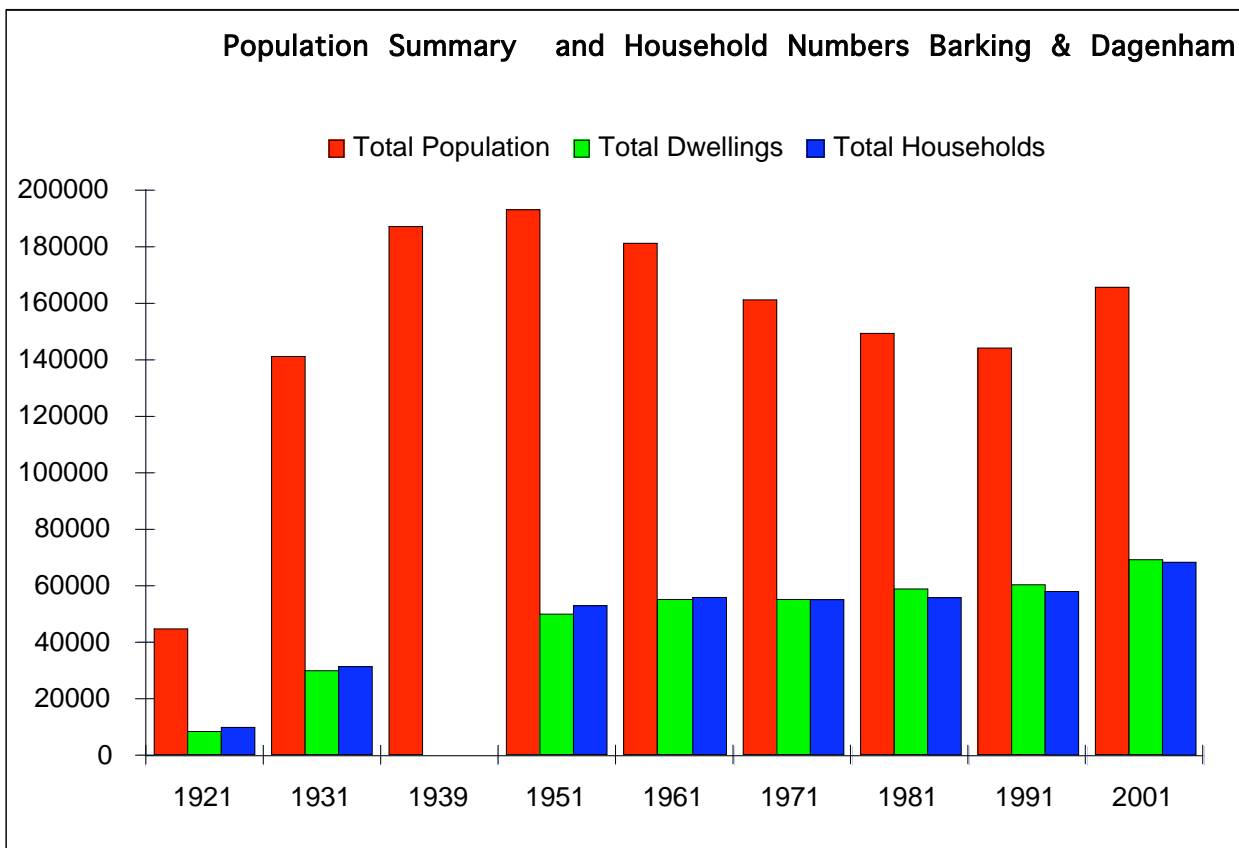


Figure 2 Relative changes to total population, total dwellings and total households through time. Only a total population count is available for 1939.

6.7 Becontree was a cottage estate of 3 and 5 roomed houses and might be described as a prototype garden city (Alan Jackson, *Semi-Detached London*, 1973) as 205 hectares were allocated to parkland, allotments and sports fields. Some land was set aside for new tram links which never materialised. The estate was initially deficient in social facilities, shops and schools and only gradually developed a series of bus routes. The new residents had come largely from the inner city areas of East London. In 1932, the underground railway service was extended from Barking to Upminster giving an improved system for accessing the workplaces of the residents. Many of the public houses built during the 1920's or their locations are still widely recognised as local landmarks.

6.8 In 1924, Henry Ford purchased former marshland reclaimed by Samuel Williams and completed the first phase of the Dagenham Motor Car Plant by 1931. The car manufacturing plant continued operating until 2001/2 including a period during which a Bessemer design iron foundry existed on the estate. Ford Europe had decided to specialise its facilities across Europe to a new pattern and now Ford Dagenham Plant focuses on diesel engines using a smaller site than it hitherto occupied.

6.9 In 1925, a coal fired electricity generating power station was built on the banks of the Thames in Barking. This was decommissioned in the 1960's and then demolished, leaving a legacy of high voltage overhead power lines across the southern part of the borough and the national electricity grid switching station now hidden within a large grey building. It is believed by the London Thames Gateway Development Corporation that these are two of the factors which have delayed major development of the land adjacent to the Barking Reach of the River Thames (LTGDC, 2005, *Regeneration and Physical Development Framework*).

6.10 The period after the World War was a time of general crisis in housing. In 1951, not only was the population number at its highest, the number of shared dwellings had risen by about three times and households sharing dwellings about five times the level it had been before the war. Both these rates of sharing declined during the rest of the century. A succession of different local councils maintained a municipal house building programme on open spaces and by redeveloping many of the older housing areas into the 1970's.

6.11 This characterised the nature of the area for many years, an image which the Council now wishes to overcome in the light of the recent social and economic changes. In 1981, the population census recorded over 60% of all households were in local authority housing which by 2001 had fallen to 34.4% whilst wholly owner occupied households had risen from 29.9% in 1981 55.3% of the borough during the same time (Population Census, 1981-2001).

6.12 The average household size has declined throughout the period since 1921 when records became available. This means that with declining household density since 1951, although the numbers of dwellings continues to rise, the population total had declined until the borough was enlarged in 1994. Since 1951 reported vacant dwellings had risen suggesting an overall reduction in pressure on housing space.

6.13 These long term trends may be disguising other pressures such as access to affordable accommodation which is an increasingly important and this was raised in the UDP, but has only recently become a high regional priority housing issue.

6.14 When Ford Motor Company moved production into the borough in 1931, they brought a workforce with them and the Ryeland's Estate was built for these new workers. The Ryelands estate is a private housing development in the south east of the borough, adjacent to the original Ford's plant. Many private house building schemes are barely distinguishable from the municipal housing as both were constructed by the same builders.

6.15 When the Becontree Estate was first developed, there were no additional local work opportunities following the resident's migration. A London County Council survey of its tenants in 1937 found that 60% worked in central London and a further 10% worked in east London.

6.16 Ford's arrival seems to have been a catalyst for new local job opportunities and by 1937, 37% of the children of the Becontree estate residents had local employment (LCC survey). Fords dominated local employment for the next two generations, though this is no longer the case. The largest employer is now the local Council with approximately 8,000 in its overall workforce.

6.17 While London is usually believed to be a magnet for people looking for work, the reasons for any population loss is not so easily defined, though it has been recognised as a London wide trend. The net loss of people living in the borough, which occurred from 1951 is not apparently fuelled by mass unemployment such as the reduced Fords workforce, as the population was never wholly dependent upon one internationally mobile employer.

6.18 The recent lack of affordable housing across London may result in a rise in sharing of household spaces and the reduction in vacant dwellings and can be a factor behind house price inflation and should be monitored. East London continues to be one of the cheaper housing regions in Greater London.

7.0 Sustainable Development

7.1 The main aim of the UDP and LDF is to help government improve life for everyone. This aim is expressed in the UDP and listed below.

OBJECTIVE OF DOCUMENT	DETAILS
THE MAIN AIM OF THE PLAN WILL BE:	TO IMPROVE THE QUALITY AND EQUALITY OF LIFE FOR ALL RESIDENTS IN THE BOROUGH ON A SUSTAINABLE BASIS

7.2 It is the purpose of the ongoing LDF process to revise policies and to set clear targets. Throughout the next chapters, UDP policies are examined, in order to identify lessons to be learnt that can be taken forward into the ongoing LDF process.

7.3 To improve accountability, it is the purpose of this report to check whether targets have been achieved.

7.4 Throughout the next chapters, UDP policies, background and indicators where they apply to aspects of life in Barking and Dagenham as listed below, are outlined.

- Housing
- Employment
- Education
- Health Care
- Retail
- Transport
- Wharfs
- Flooding
- Energy
- Waste
- Open Spaces
- Culture and Heritage

7.5 Over the next years, it will take the collaboration of the whole Council to effectively revise UDP policies for the LDF and to focus the Council's many activities into a plan that is accountable and can help to improve life in the Borough.

***Together we will build communities and transform lives...
(Community Strategy)***

8 Housing

Past Housing Targets

8.1 The housing target, as listed in the UDP is shown below:

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY A	THE COUNCIL WILL SEEK TO ENSURE THE ADEQUATE SUPPLY OF LAND FOR HOUSING, TO ENABLE THE PROVISION OF AT LEAST 9,000 ADDITIONAL DWELLINGS IN THE BOROUGH BETWEEN 1987 – 2001.

8.2 A housing target of 9,000 homes over a 15 year period translates into an annual average of 600 homes per year.

8.3 In the London Plan 2004, the Greater London Authority (GLA) has set a housing target of 510 dwellings per year for Barking and Dagenham.

8.4 Completion data collected internally for the time period back to 1995 shows that 4,967 dwellings have been completed. 82.1% of the UDP Housing Target has been achieved (see also appendix 1.2, Core Output Indicator 2 ff).

8.5 Figure 3, as shown below illustrates the differences between annual average expected building and completion rates.

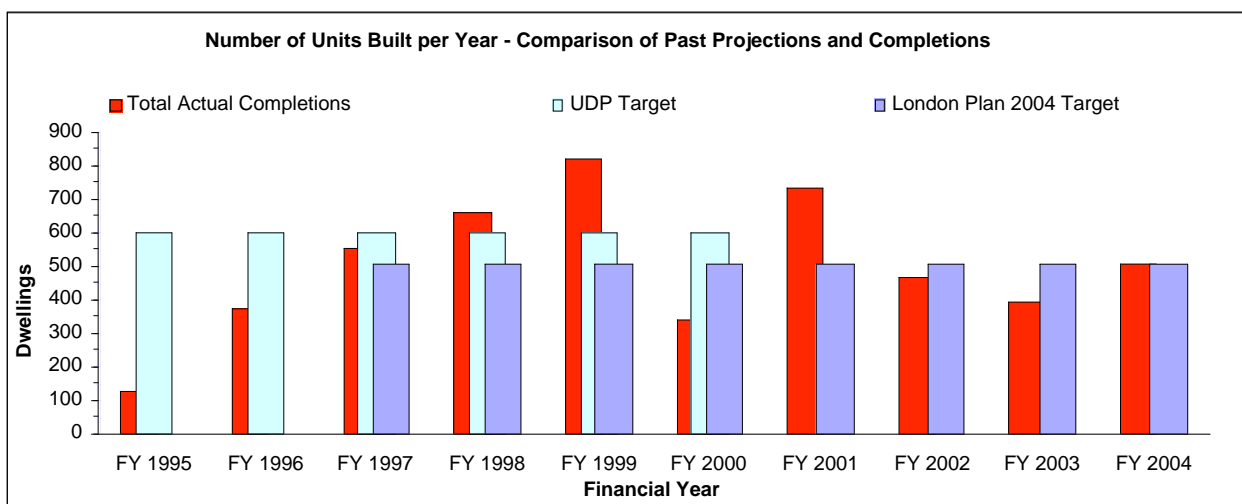


Figure 3 Comparison of housing targets and actual completions from 1995 until the end of the financial year 2004/05.

8.6 The total units that have been built since 1995 compared to those actually built using the UDP and the London Plan 2004 target are illustrated in figure 4.

8.7 In the financial year 2004/05, 501 dwellings were completed, leaving a shortfall of just 9 units from its annual completion target of 510, as set out in the London Plan. A comparison between target and completion data for the financial year 2004/05 can be seen in figure 5.

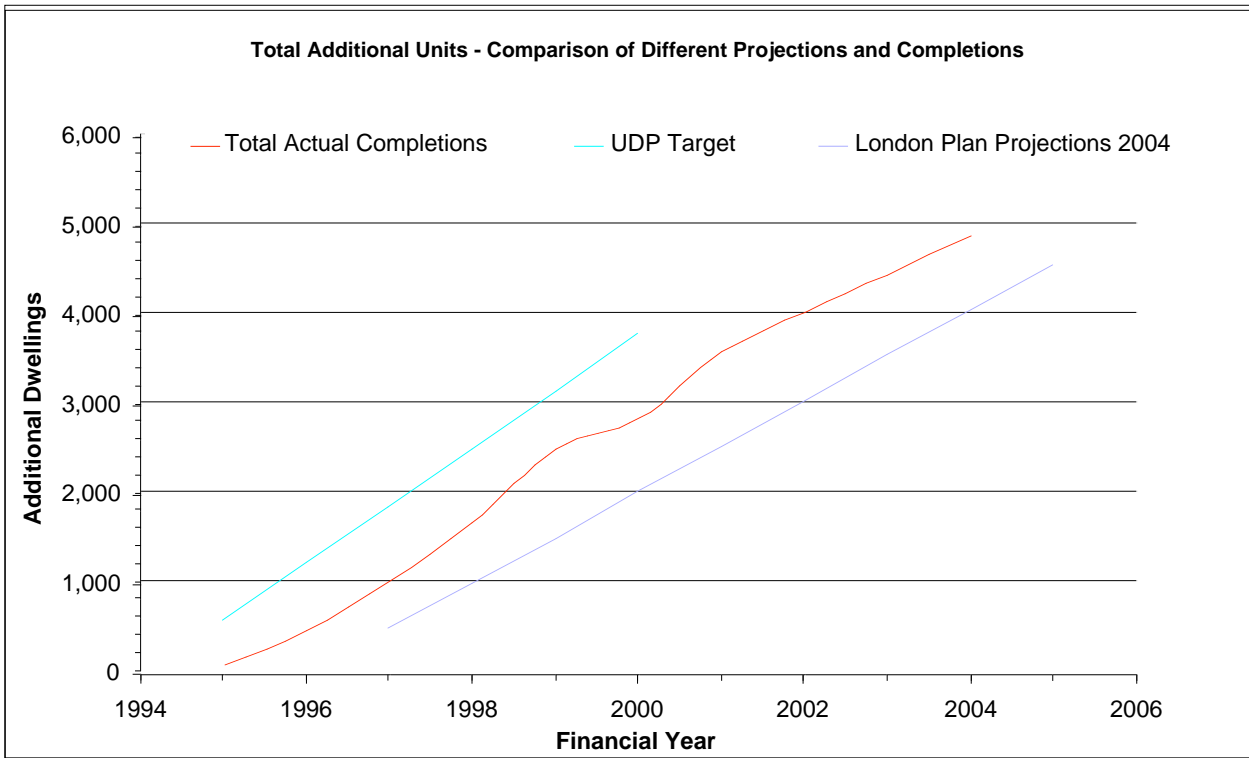


Figure 4 Total units built since the UDP was adopted in 1995, compared to those that the UDP and the London Plan projected.

8.8 The role of the Council is limited with regards to the actual completion of properties. The Council can only grant planning permissions which then need to be implemented by developers. At the end of the financial year 2004/05, 836 units have been granted planning permission in the financial year 2004/05. Furthermore, there are 800 dwellings that have permission to be built; though, no work has started on these.

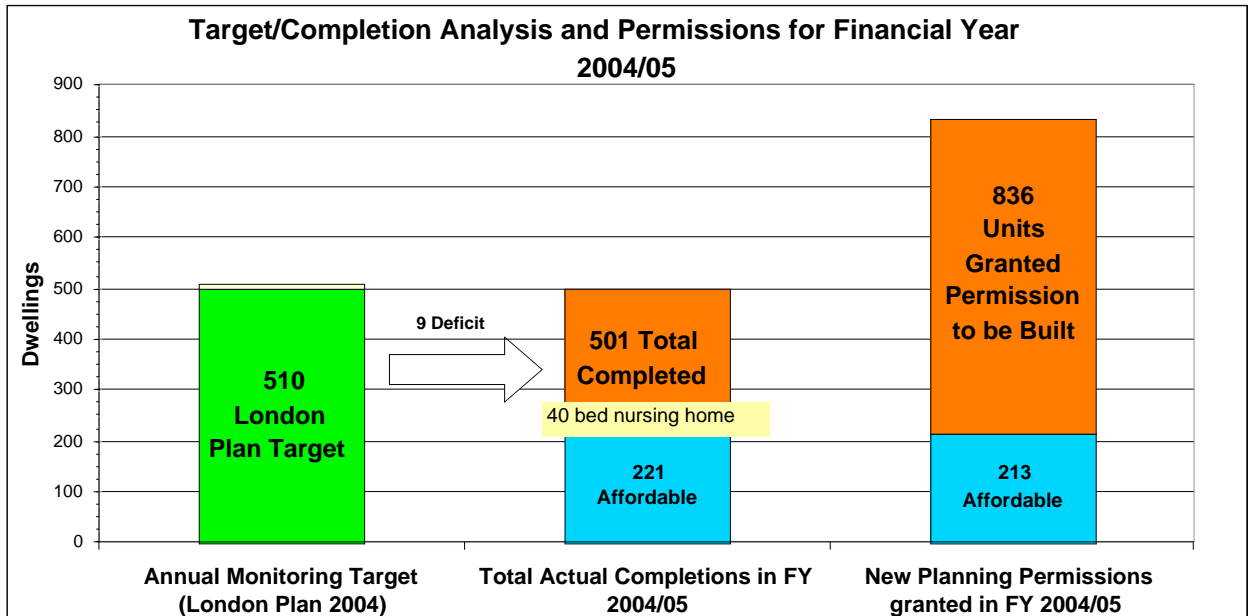


Figure 5 Target/Completion data for FY 2004/05. Completions are net figures and include all residential housing units, of which 221 are affordable. Included are also conversions and a 40 bed nursing home. Approvals are those granted in the FY 2004/05 and 213 of these are affordable.

Barking Reach

8.9 Specific housing targets were set in the UDP for Barking Reach, which are listed in the table below:

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY D	BARKING REACH WILL BE COMPREHENSIVELY DEVELOPED PRIMARILY FOR:-
	i)RESIDENTIAL DEVELOPMENT OF UP TO 6,000 DWELLINGS

8.10 Approximately 850 houses have been built in the Barking Riverside in an area over 21 hectares, but the large scale development that was planned did not take place because the necessary social and physical infrastructure to serve additional homes and people had not been developed.

8.11 In December 2004, a new outline planning application for a mixture of retail, employment and social facilities as well as 10,800 new homes has been submitted for the area which is now called Barking Riverside.

Affordable Housing

8.12 Nearly half (221) of the 501 units built in the financial year 2004/05 are affordable (see fig.5). Even though there is no specific UDP target on the subjects, the affordable housing completions are in line with Strategic Policy B as listed below.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY B	THE COUNCIL WILL CONSIDER HOW TO ENSURE THAT SUPPLY MEETS REAL NEEDS, GIVEN THE PROBLEMS ASSOCIATED WITH LOW COST HOUSING AND THE INABILITY OF THE HOUSING MARKET TO PROVIDE ACCESS TO ACCOMMODATION FOR LOWER INCOME GROUPS.

8.13 The borough's affordable housing target of 25% is outlined in policy H4 and is listed below.

NAME OF DOCUMENT	DETAILS
POLICY H4	THE COUNCIL WILL SEEK AN OVERALL TARGET OF AT LEAST 25% AFFORDABLE, LOW-COST HOMES AMONGST THE NEW DWELLINGS PROVIDED DURING THE PLAN PERIOD IN ORDER TO CATER SPECIFICALLY FOR HOUSEHOLDS WITH LOW AND MIDDLE INCOMES WHO ARE UNABLE TO PURCHASE OR RENT HOUSING AT MARKET RATES. WHERE AN ELEMENT OF SUCH LOW COST HOUSING IS INCLUDED IN A HOUSING SCHEME IT WILL BE A MATERIAL CONSIDERATION WHICH THE COUNCIL WILL TAKE INTO ACCOUNT WHEN DETERMINING PLANNING APPLICATIONS. THE PRECISE AMOUNT OF LOW COST HOUSING WILL VARY FROM CASE TO CASE AND WILL NEED TO BE A MATTER FOR NEGOTIATION. BY MEANS OF NEGOTIATED AGREEMENTS THE COUNCIL WILL SEEK TO ENSURE THAT LOW COST HOUSING IS PERMANENTLY AVAILABLE AND MAY INCLUDE LOCAL AUTHORITY, HOUSING ASSOCIATION, HOUSING CO-OPERATIVES, FORMS OF SHARED OWNERSHIP AND SELF-BUILD.

8.14 The borough's affordable housing target has been achieved.

8.15 The GLA aims for 50% of all new homes to be affordable. 88% of the GLA's target has been achieved.

8.16 With regards to the 836 units that have been granted planning permission in the financial year 2004/05, agreements are in place that 25% (213 units) of these will be affordable (see fig 5). This does comply with UDP Policy H4 as shown above.

Maintaining the Housing Stock

8.17 The maintenance of the existing council housing stock is addressed in UDP Strategic Policy C. The most recent scheme that improves the remaining Council-owned dwellings is known as "Shape Up for Homes" and was introduced by the Council in 1996 and finished in 2005. This modernised over 19,000 dwellings so that the local housing service is on track to meet the Decent Housing Standard by 2010.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY C	THE COUNCIL WILL SEEK TO MAINTAIN DECENT STANDARDS FOR ALL RESIDENTS AND TO ACHIEVE A BETTER ENVIRONMENT FOR HOUSEHOLDS MOST IN NEED.

Bedroom units

8.18 73.1% of the units built in the financial year 2004/05 are two bedroom units. One and two bedroom units combined made up 90.8% of all the houses built (see fig. 6). There is no specific target on the breakdown of units in the UDP, instead site specific allocations are made.

8.19 97.7% of all units approved in the financial year 2004/05 are one and two bedroom units (see fig.7).

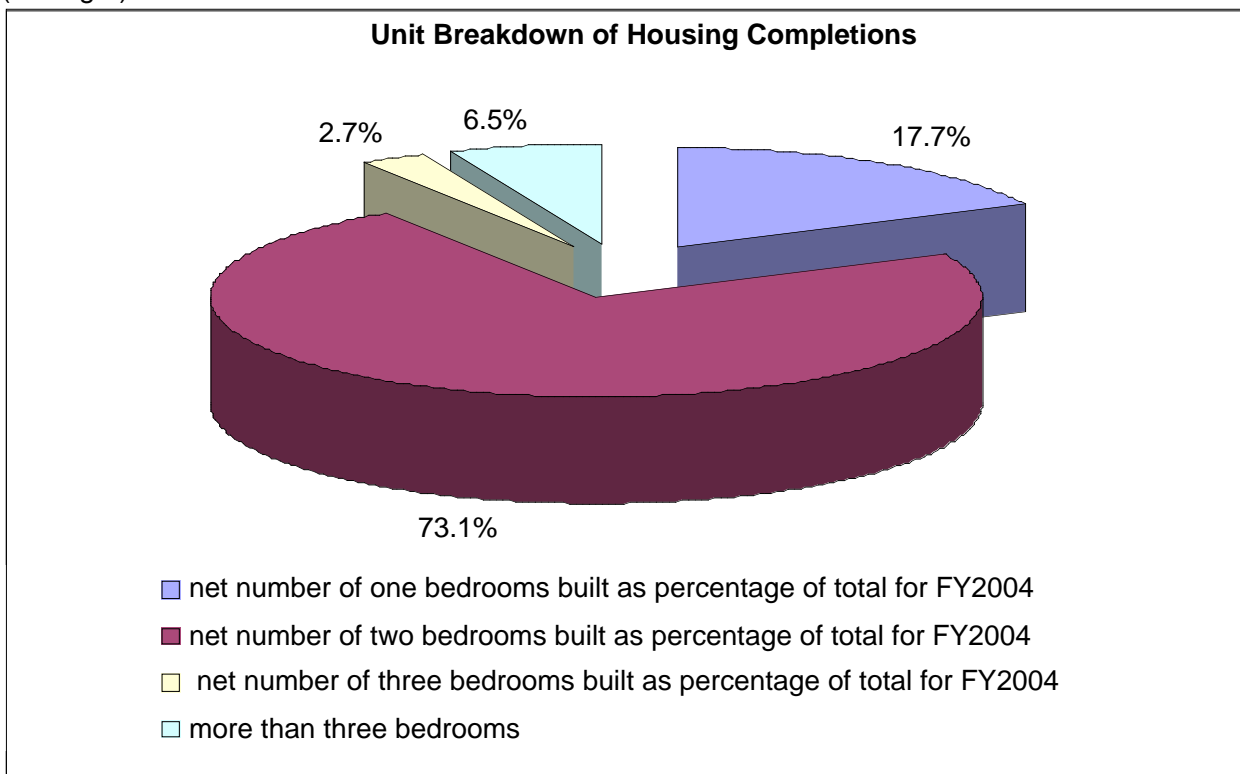


Figure 6 Percentage of 1, 2 and 3 bedrooms of total units built in the financial year 2004/05.

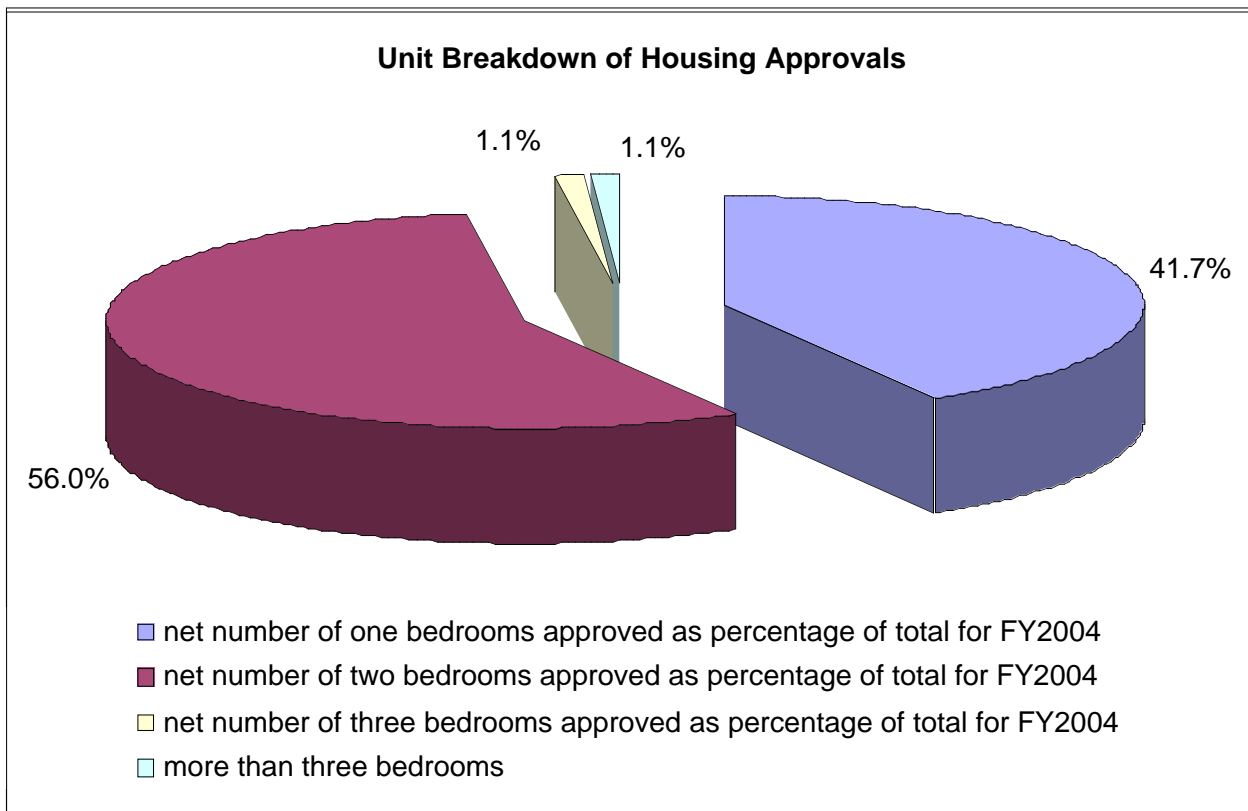


Figure 7 Breakdown of dwelling units approved in the financial year 2004/05.

8.19 Changes to existing housing units are illustrated in the figure 8 below. In the financial year 2004/05, approximately 400 dwellings were being extended by private owners. These extensions often lead to bigger family units.

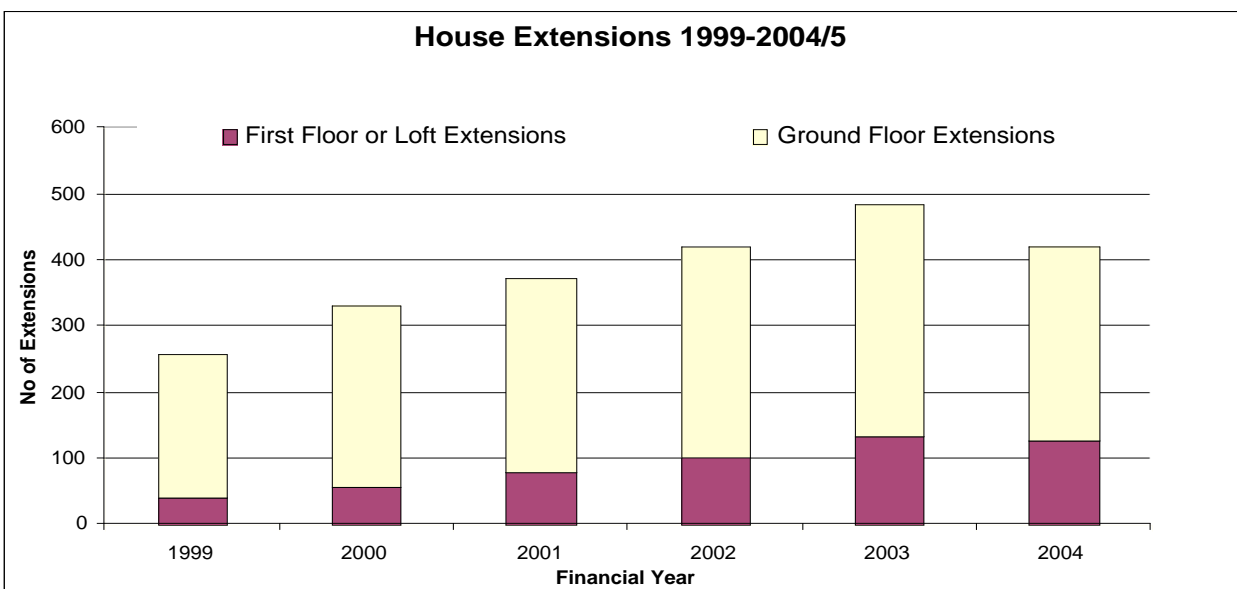


Figure 8 House extensions by private owners from 1999 until 2005.

8.20 There is also a trend of sub-dividing other houses into smaller flats. These and new dwellings are counted as net additions to the housing stock.

Future Projections

8.21 Throughout 2004/05, the London Borough of Barking and Dagenham has cooperated with the GLA in the London Housing Capacity Study (LHCS) that has led to the creation of new housing targets that will be taken forward into the revision of the London Plan.

8.22 The study has concluded with the estimate that in Barking and Dagenham there is the capacity to build a total of 11,909 units in the ten year period from 2007 until 2017. This has been translated into a draft annual housing target to complete 1,190 units for ten years running from 2007 onwards. The new target will feed into the draft London Plan for 2007.

8.23 It means that compared to the UDP target, the annual build rate will have to double, in order for the new London Plan 2005 housing target to be achieved. This is illustrated in figure 9.

8.24 In the longer term, the Council seeks to provide suitable development sites for approximately 30,000 potential homes in the next 20 – 25 years. This projection is subject to the necessary social and physical infrastructure developments taking place which may reduce the overall number of possible new homes. A non - confidential summary of all the major schemes planned by the Council with timing as taken forward by the GLA into the LHCS is listed in appendix 4. The summary figures are provided in appendix 3.

8.25 The GLA have arrived at a new housing target by using the developments as listed in appendices 3 and 4 and making strategic considerations on population density and employment land release that apply to the whole of London.

Number of Units Built per Year - Comparison of Past and Future Projections and Completions

- Total Actual Completions
- Internal Council Capacity Projections
- UDP Target
- LHCS Capacity 2005
- London Plan 2004 Target

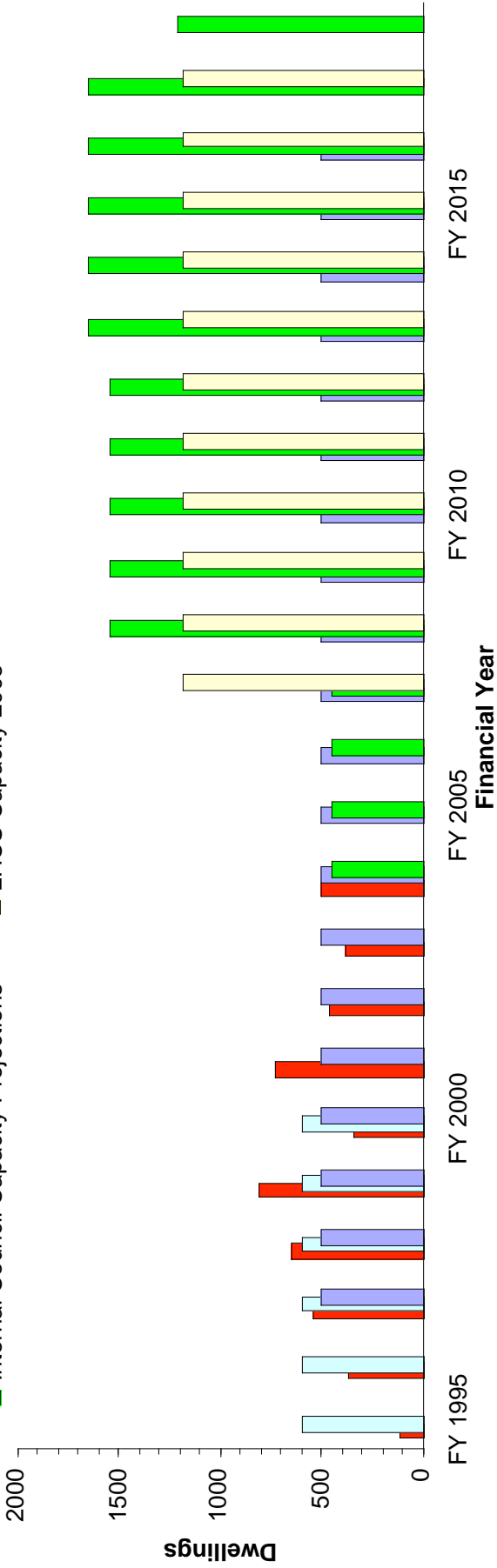


Figure 9 Annual Built rates associated with different projections and completions.

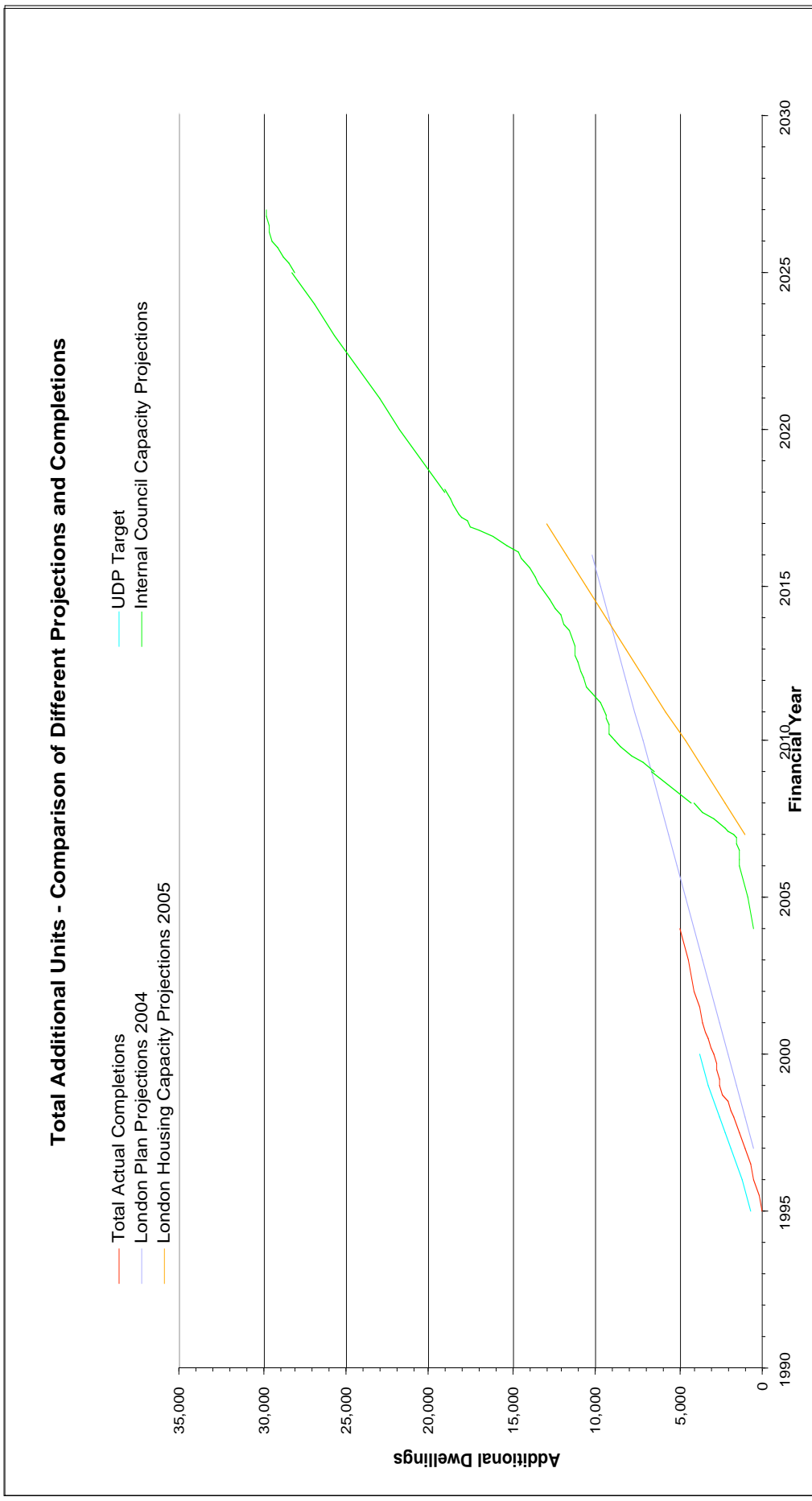


Figure 10 Total additional units associated with different projections and completions.

9 Employment

Employment Land

9.1 16% of the borough is either currently used for employment use or else is capable of being used for job creation (592.93 ha in total).

9.2 The most recent employment land survey (URS Industrial Land Survey 2004/05) does show that most employment land in the Borough is within the employment zones as allocated in the UDP (see fig. 12).

9.3 Almost half (43%) of all the employment land in the Borough is used for general Industrial usage. Only a small fraction (1%) is used for offices and businesses. Almost 20% of all employment land in the Borough is currently used for storage purposes (see fig.11).

9.4 According to the URS Industrial Land Survey (2004/05), 12% of all employment land is currently vacant or derelict (72.1 ha). However, this figure is predominantly made up of sites allocated for future housing/mixed use at Barking Riverside and South Dagenham, which are within the London Development Agency "Opportunity Areas". Similarly, vacant Dagenham Dock sites are currently being developed after massive infrastructure and access investment. The Council is currently producing Stage 1 of its Employment Land Review which will set out the current position in more detail.

9.5 Barriers to the development of the land so far have been are often related to infrastructure problems, which in the long term, are expected to be overcome with the help of the Development Corporation and other organisations (see section 9.27 ff.).

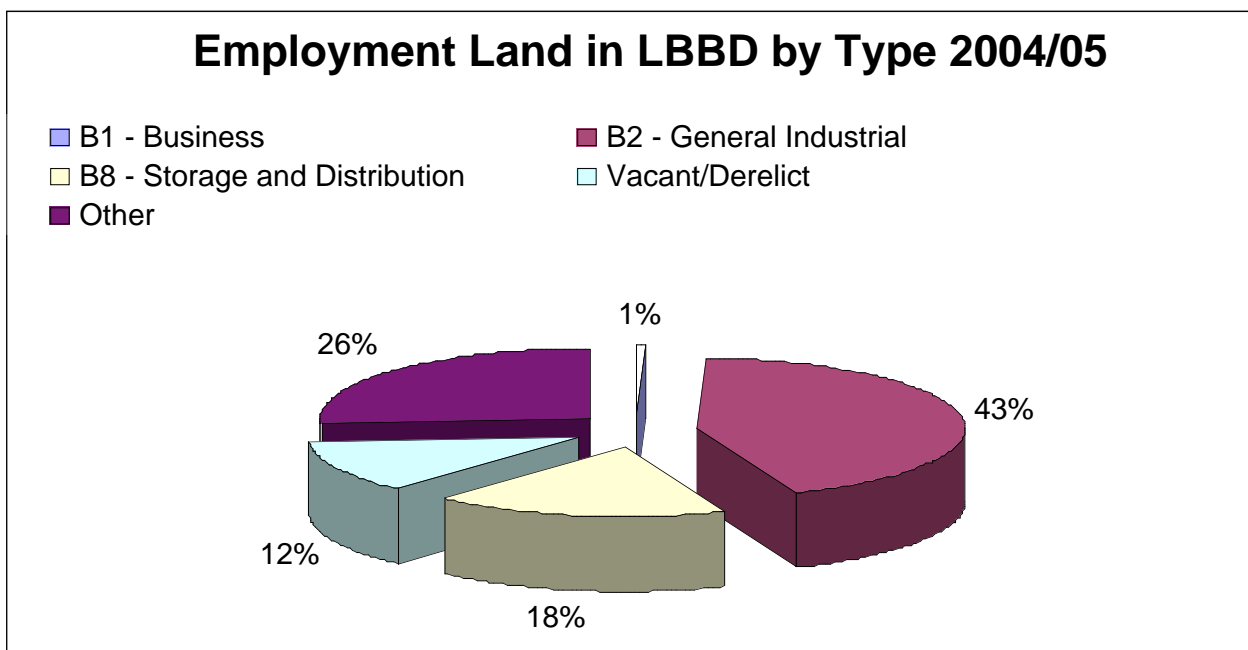










Figure 11 Employment land in Barking and Dagenham categorised by use class in the financial year 2004/05.

Industrial Survey

Industrial Site Survey

Classes

-  Business B1
-  General Industrial B2
-  Storage & Distribution B8
-  Other
-  Vacant or Derelict
-  Employment Area as outlined in the UDP
-  Borough Boundary
-  Major Roads

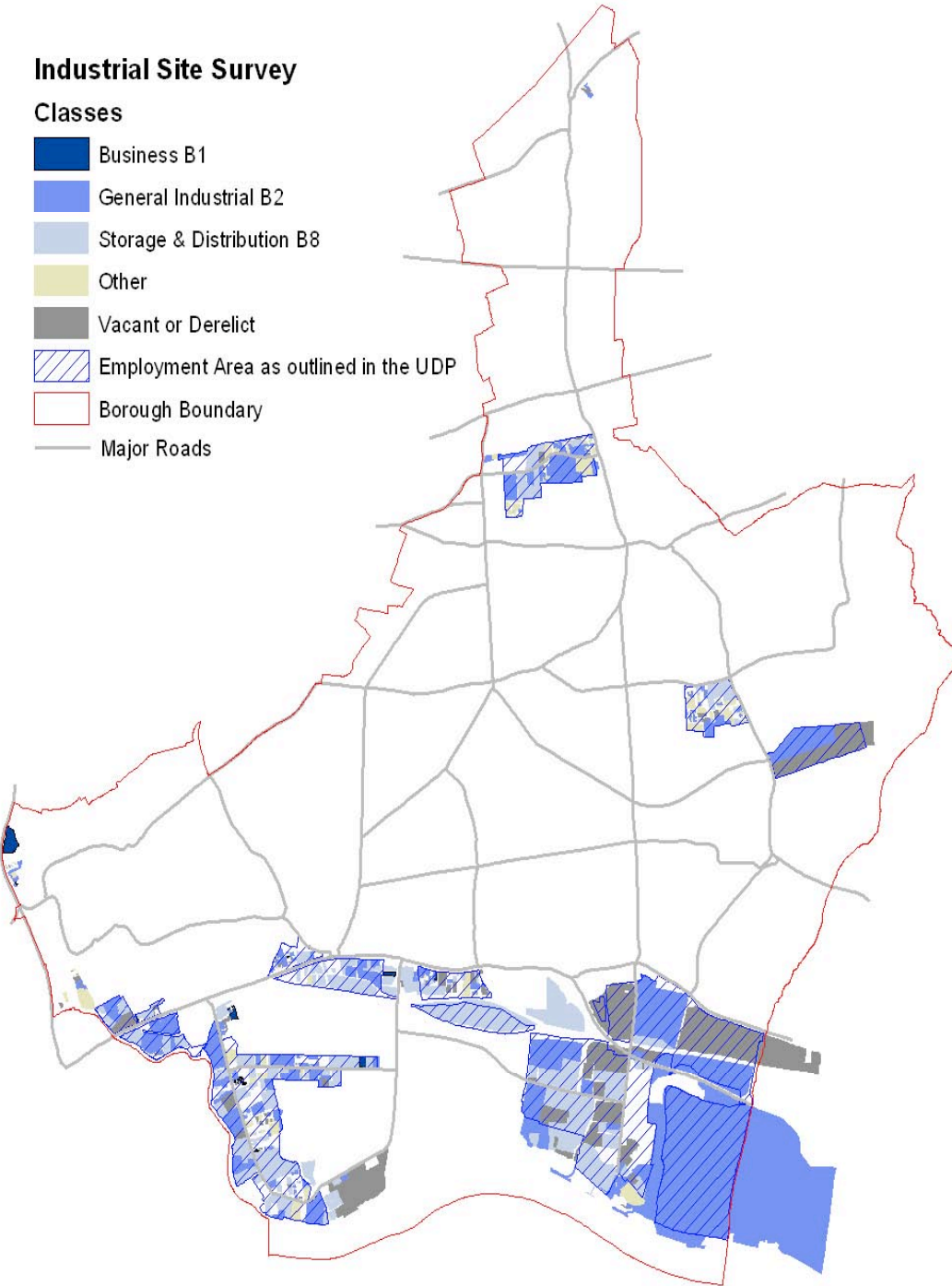


Figure 12 Summary of URS Industrial Land Survey 2004/2005. UDP employment land areas are shown as hatched zone.

Employment Land Changes in 2004

9.6 In the financial year 2004/05, intensification of B2 floor space occurred on two existing sites (see appendix 1.1, Core Output Indicator 1a).

9.7 A total of three sites, totalling a floor space of 5,211 m², of previous employment land were lost to residential development in the FY 2004/05 (see also appendix 1.1, Core Output Indicator 1f). These are listed in the table below.

Name of Site	Address	Development Description
John Poulton Premises & other Property, 71 – 93	Tanner Street	Erection of 2x3/4 storey blocks to provide 50 flats.
Works Depot	Hatfield Road	Conversion of works depot to provide 3 bungalows
401A	Ripple Road	Erection of 2 bedroom House

Table 8.2.8 Employment land lost to residential development in 2004.

Employment Land Changes since 1995

9.8 The trend of losing portions of industrial land to residential usage can be observed throughout the last ten years (see appendix 1.1, Core Output Indicators 1e, 1f).

9.9 57% of all employment land lost in the past ten years has been developed for residential use. Over the last ten years some vacant industrial land has been developed for other industrial, storage and distribution purposes.

9.10 UDP Strategic Policy E, as listed below does apply to the employment sector.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY E	MEASURES WILL BE TAKEN TO PROTECT EXISTING EMPLOYMENT USES AND ENCOURAGE INVESTMENT IN NEW USES IN ORDER TO SECURE A RANGE OF JOB OPPORTUNITIES FOR LOCAL PEOPLE AND TO CONTRIBUTE TO LONDON'S EMPLOYMENT NEEDS.

9.14 Strategic Policy E has been in the past difficult to implement in the light of national and global changes to the economy.

Derelict Land

9.15 Underused and or derelict land that was previously developed and is now underused is called brownfield land.

9.16 Barking and Dagenham has some very large brownfield sites. The key ones are:

- Barking Riverside, also known as Barking Reach (80.56 ha),

- South Dagenham (25.1 ha),
- Lymington Field (45.46 ha).

9.17 Fractions of these sites are allocated as employment land and plans for developments are underway for all of these (see sections 9.4).

9.18 The London Borough of Barking and Dagenham does cooperate with English Partnerships on an annual basis to maintain the National Land Use Database (NLUD), which collects data on long term derelict sites, in order to put them forward for development.

9.19 While some areas remain derelict for long times, like the ones listed above, there is always a turnover of brownfield land as sites are developed and others fall vacant and become derelict for a number of reasons, usually financial, legal, ownership disputes or land contamination. A few sites return to a natural state after being derelict for a long time.

9.20 It has proven difficult for the Council to keep track of small parcels of land that have become derelict and present an eyesore to the community.

9.21 Land becoming derelict is rarely within the Council's ownership. The implementation of Strategic UDP policy L as listed below with respect to derelict land has been difficult.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY L	THE COUNCIL WILL SEEK TO PREVENT LAND BECOMING DERELICT, TO AVOID THE CONTAMINATION OF LAND, NOISE POLLUTION, WATER AND AIR POLLUTION AND TO ENCOURAGE RECYCLING.

9.22 One of the targets for the Thames Gateway initiatives – is to reuse land which has become derelict.

9.23 ACTION 6 There should be a LDF objective and Local Output Indicator to reduce the amount of derelict and underused land in the Borough.

Employment Opportunities

9.23 Barking & Dagenham has traditional been known for its manufacturing heritage particularly associated with Ford Motor Company. In 1995, nearly 40% of the Borough's workforce was in manufacturing employment, the highest in any London Borough.

9.24 Over the last ten years mirroring the regional and national picture, Barking & Dagenham has seen a decline in its manufacturing base with just 18% of the workforce in the sector by 2003. This is still above the London average of 5.7% and the UK average of 12.6%. Reflecting this, the Borough's Economic Development Strategy adopted in 2003 had two objectives in 'responding to the challenge' - creating a long term future for manufacturing businesses and diversifying the local economy.

9.25 In 2001, Ford stopped car production in Dagenham. However, the company still maintain a strong presence in the Borough and have invested in a new diesel engine plant which now produces 1/4 of the Ford's global diesel engine output. They also retained their Stamping Plant and Dagenham forms a major distribution centre for the company with river, road and rail connections. Land surplus to Ford's requirements was sold to the London Development Agency and forms the South Dagenham sites which offer the opportunity for significant mixed use development. A similar story of increased investment leading to a smaller land requirement occurred with the pharmaceutical manufacturer Sanofi Aventis (known as Rhone Poulenc in 1995).

9.27 The opening of the new elevated A13 and various junction improvements have substantially improved road accessibility to both the M25 and Central London which in turn has bolstered the employment property market. A number of run down buildings along the A13 have been demolished and replaced by modern industrial/warehousing building. Road improvements have particularly benefited the logistics and warehousing market which has seen significant growth over the last ten years.

9.28 Dagenham Dock for decades suffered from decline with industries such as Marconi and Exide Batteries reducing staff and finally closing. In 2004 a new access road, Choats Manor Way was built as part of the advanced works for the Channel Tunnel Rail Link and provided direct access to the A13. The new road directly resulted in the first significant employment development in Dagenham Dock for decades with the opening of Thames Gateway Park on the former Marconi site. This has been occupied by British Bakeries, Antalis and Securitas providing around 500 jobs. A £13m infrastructure and power supply project is removing other barriers to investment and has seen planning permission approved for over 100,000 sq m of B1/B2/B8 employment space.

9.29 As well as industrial employment the Thames Gateway growth agenda has started to see the expansion of facilities to serve new housing growth such as health, education and leisure facilities although this growth is not significant in official statistics.

9.30 In terms of the profile of businesses in the Borough there have been some notable trends:

- the growth of warehousing, distribution and logistics particularly the 'London serving' market, the increase in businesses which support Canary Wharf occupiers (e.g. document and data storage) and the growth of environmental industries.
- the modernising and redevelopment of poorer quality existing employment stock to new units meeting modern requirements in terms of loading bays, eaves height etc.

9.31 A study by Local Futures state that Barking & Dagenham is typical of a London Borough in that it's 'productive churn' (rate of both start-up and closure) is high. The start up rate is greater than the closure putting it in the top 5 nationally. However, the Borough has one of the lowest levels of VAT registrations in London for new small businesses. In comparator terms, there are 19.7 businesses per 1000 of the population compared with a London average of 46.2 and a Thames Gateway average of 29.6.

9.32 Both overall employment and self employment rates in the Borough are very low compared to other London Boroughs, suggesting that local residents are unable to take advantage of business growth hence the high proportion of local jobs taken by In-commuters.

9.33 The Borough is eligible for funding to produce an Enterprise Plan in order to make a bid for Local Enterprise Growth initiative (LEGI) funding. The Enterprise Plan will set out a range of measures to support enterprise and business growth.

9.34 The measures above have worked towards achieving UDP Strategic Policy F as listed below, but problems remain in the implementation.

KEY POLICY THEME	NAME OF DOCUMENT	TOPIC	DETAILS
BUSINESS DEVELOPMENT	STRATEGIC POLICY F	EMPLOYMENT	MEASURES WILL BE TAKEN TO IMPROVE THE RANGE OF JOBS AVAILABLE TO LOCAL PEOPLE, PARTICULARLY THOSE AT AN EMPLOYMENT DISADVANTAGE.

9.35 ACTION 7 As part of the LDF process, the Council should develop a Local Output Indicator for employment.

10 Education

10.1 LBB&D contains a range of educational establishments. There are 14 infant, 13 junior and 22 Primary Schools within the Borough. The Borough also has nine secondary schools, with an average size of 6.4 ha and an average of around 1,410 pupils attending each school (LBB&D, 2004). Additionally, there is one special school in the Borough, and a number of mainstream schools have units attached to them that support the needs of individual pupils in a mainstream setting. LBB&D also contains Barking College, and the University of East London¹. The first new secondary school for 50 years, Jo Richardson School, is being constructed with additional community facilities and is due to open later in 2005. This was temporarily located at Cannington Road, a redundant school site. Both Jo Richardson School and a major rebuilding of Eastbury Secondary School have been started under the Private Finance Initiative (PFI) scheme.

10.2 The Borough will need to continuously re-address its schooling needs associated with the growth in population as new housing areas are completed.

10.3 UDP Strategic Policy U as listed below broadly addresses the educational needs of the community.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY U	MEASURES WILL BE TAKEN IN CONJUNCTION WITH APPROPRIATE AGENCIES TO FACILITATE THE PROVISION OF NECESSARY EDUCATIONAL AND HEALTH FACILITIES TO MEET THE NEEDS OF THE BOROUGH'S RESIDENTS.

10.4 Since the UDP was adopted in 1995, educational statistics have overall improved.

10.5 ACTION 8

As part of the LDF process, a LDF objective and Local Output Indicator for education needs to be developed that takes account of:

- Community Priority: "Better Education and Learning for all".
- Other initiatives, such as 'Every Child Matters'.
- Best Value National Statutory Performance Indicators.

¹ Although, the main campus of the University for East London is due to relocate out of the Borough.

11 Health Care

11.1 There are currently 12 main primary health care centres in LBB&D. There are also 53 GP offices and 33 Pharmacies (Hyder Consulting Ltd, 2004a). The majority of these are located within close proximity of each other as well as main shopping centres and high levels of population density.

11.2 Health is a major issue in Barking and Dagenham. Barking and Dagenham's life expectancy is significantly below the national and London average for both men and women, with particular problems relating to cancer, heart disease and teenage pregnancy (Barking and Dagenham Partnership, 2004). As a consequence, these three health problems are three key indicators in the Community Strategy for Barking and Dagenham.

11.3 In recent years the following changes to health institutions in the borough occurred:

- Rush Green Hospital closed. Upney Lane Hospital Accident and Emergency (A&E) facility also closed, leaving only specialist units on site. The nearest A&E services are now located in adjacent boroughs.
- The Leys Isolation Hospital had closed and following a land swap a nearby housing estate was extended and the hospital land reverted to green belt open space and is now part of a re-forestation scheme. A number of local health centres have replaced these hospitals.

11.4 UDP Strategic Policy U above that also applies to education does broadly address the health needs of the population.

11.5 ACTIONS

ACTION 9 Core Output Indicator 3b (see appendix 1.3) does need to be collected for next year's report. This indicator does give an indication of how easy it is for people living in new developments to get to the nearest doctor and school.

ACTION 10 Set Local Output Indicators for health in line with Community Priorities.

11.6 There will need to be a coordinated approach within the Council in the planning for future health and educational needs associated with housing developments planned and associated changes to the population in the future.

12 Retail

12.1 The change in Ford Motor Company activities may well have contributed to the decline in the nearby shopping and service districts Chequers Parade, Chequers Corner, New Road and Broad Street.

12.2 Underlying economic changes to the face of retail are also the rise of large supermarket chains that replace the corner shop.

12.3 Since the UDP was adopted in 1995, notable developments in the retail sector are:

- Wickes, Barking
- Abbey Retail Park, Barking
- Lidl, Barking
- Extension to Asda, Dagenham

12.4 These are some of the conclusion that the Draft LBBD Neighbourhood Centre Health Check Assessment 2005 (Atkins) draws:

- Well represented are shops towards the lower end of the market with a significant number of discount and second hand retailer. The exception is retailers who are specialist in nature who tend to serve a mixture of business consumers as well as households; the Borough has high representation of such retailers selling building, construction materials and furnishings.
- The service sector is strong within the Borough with a significant proportion of floor space occupied by hot food takeaways and hairdressers.
- The main concerns of retailers operating within local centres were parking difficulties, cleanliness and street maintenance issues, overrepresentation of takeaway food outlets and antisocial behaviour.
- The levels of vacancy present a significant problem within several centres although the reasons for the vacancy differ between centres.
- Several shopping centres have buildings which were in a poor level of repair and there is a general problem in the upkeep of shop fronts and fascia boards.

A number of B8 employment land permissions appear to be occupied by bulk retail traders.

12.5 In the light of wider economic developments, it has been proven difficult to achieve the objectives of UDP Strategic Policy G.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY G	THE COUNCIL WILL SEEK TO MAINTAIN AND IMPROVE THE EXISTING SHOPPING ENVIRONMENT AND ITS ACCESSIBILITY. INVESTMENT IN ANY NEW MAJOR RETAIL DEVELOPMENT WILL NORMALLY BE PERMITTED WITHIN EXISTING MAJOR, DISTRICT OR LOCAL CENTRES, BARKING REACH WHERE A NEW DISTRICT CENTRE WILL BE PROVIDED, AND WITHIN EXISTING RETAIL PARKS AS DEFINED ON THE PROPOSALS MAP. PROPOSALS ELSEWHERE WILL BE CONSIDERED IN RELATION TO THE CRITERIA IN POLICY S1.

12.6 ACTION 11 The Council should set itself an achievable LDF objective and Local Output Indicator for retail services.

13 Transport

13.1 Since the UDP was adopted 10 years ago, major infrastructure developments have occurred. These are:

- the construction of the Channel Tunnel Rail Link, without negatively impacting the Borough.
- the completion of the A13 improvements at Movers Lane and in Dagenham.

13.2 The UDP targets as set in the policies listed below have been achieved.

NAME OF DOCUMENT	DETAILS
POLICY T6	THE COUNCIL WILL OPPOSE THE CHANNEL TUNNEL RAIL LINK THROUGH EAST LONDON EXCEPT WHERE IT WILL NOT HAVE ANY ADVERSE ENVIRONMENTAL OR ECONOMIC IMPACT ON RESIDENTIAL PROPERTIES, COMMERCIAL PROPERTIES OR FUTURE DEVELOPMENT PROSPECTS OF THE BOROUGH.
POLICY T 8	WITH REGARD TO THE ABOVE, THE COUNCIL WILL SEEK TO ENSURE/ENCOURAGE THE PROVISION OF THE FOLLOWING BUS ROUTES AND SERVICES AS A RESULT OF DEVELOPMENTS:- i)FROM MAIN CENTRES TO AND FROM GOODMAYES DISTRICT GENERAL HOSPITAL; ii)FROM MAIN CENTRES TO AND FROM EASTBROOKEND COUNTRY PARK; THE CHASE NATURE RESERVE AND THAMES CHASE; iii)FROM MAIN CENTRES TO AND FROM BARKING REACH; iv)FROM MAIN CENTRES TO AND FROM GORESBROOK LEISURE CENTRE; v)FROM MAIN CENTRES TO AND FROM HAROLD WOOD HOSPITAL.
	i)THE REALIGNMENT OF THE A13 EASTWARDS FROM GORESBROOK, INCLUDING A NEW GRADE SEPARATED JUNCTION IN THE VICINITY OF CHOATS MANOR WAY;
	iii)AN IMPROVED GRADE SEPARATED JUNCTION AT A13/MOVERS LANE FLYOVER;

13.3 There are a total of 6 strategic UDP policies for transport and 36 supporting policies on transport alone. There is scope to narrow down on the number of objectives for the LDF.

13.4 The Local Investment Plan (LIP) for Transport, in effect the Council's transport plan, sets out transport policies and proposals for the time period from 2005 until 2011.

Key proposals outlined are:

- Development of Dagenham Dock Station,
- Dockland Light Railway and East London Transit Extensions.

13.5 A separate Annual Monitoring Report for the implementation of the LIP is prepared by the Council for the Mayor of London, using national statutory Best Value Performance Indicators and targets in 8 priority areas set by the Mayor of London. The priority areas are listed below.

- Improving road safety
- Improving bus journey times and reliability
- Relieving traffic congestion and improving journey time reliability
- Improving the working of parking and loading arrangements
- Improving accessibility and social inclusion on the transport network
- Encouraging walking
- Encouraging cycling
- Bringing transport infrastructure to a good state of repair.

13.6 ACTION 12 In setting new LDF objectives for transport, the Council needs to set new objectives and targets, taking into account other monitoring arrangements already in place.

Wharfs

13.7 Of local and regional importance are the wharfs along the rivers Thames and Roding that were built during Barking and Dagenham’s industrial past.

13.8 There were at one time more than 35 wharfs in the Borough. Earlier wharves were the landing points for the fish trade, and some of these have been inactive for many years. In recent times those remaining were all specialist facilities including handling metal, scrap materials and the import of building materials. Their respective uses and changes of names are listed in appendix 5.

13.9 Since 1986, the volume of trade has been increasing and in 2001, Barking and Dagenham’s wharfs dealt with the highest volume of trade of all boroughs within Greater London. This is in spite of some wharfs having been redeveloped so that water traffic is now no longer possible and others had been found to be beyond economic use. The volume of trade that has been dealt with by wharfs in Barking and Dagenham through recent time is shown in table 2 below.

Table 2 Volume of trade at wharfs in Barking and Dagenham through time. Source: Proposals for Safeguarding/GLA 2005

14 Borough	2001 thousand tonnes	2000 thousand tonnes	1986 thousand tonnes
Barking & Dagenham	3,109	2,685	2278

Note: A tonne is 1000 kilograms.

13.10 In order to retain the capacity of some of these wharfs for future use, 14 of these are now on the GLA’s safeguarded list. That means that the GLA and UDC need to be consulted on planning applications for developments set above a certain threshold.

13.11 No use of the rivers is possible for passengers as there are currently no accessible wharfs for passenger transport, though at one time Fords operated a ferry service to Kent for its workers. For recreational use, a canoe club has existed based on Reynolds Wharf in Barking, but is temporarily closed as the adjacent site, Battery Wharf, is being developed for houses.

13.12 Policy DE10 below seeks to maximise the benefit of the river to the community when planning application for developments along the river are made.

13.13 There is potential to further enhance the use of the river as a recreational asset and for passenger use.

NAME OF DOCUMENT	DETAILS
POLICY DE10	APPLICATIONS FOR WATERFRONT DEVELOPMENT SHOULD COMPLY WITH THE FOLLOWING CRITERIA:-
	i) PROVIDE A RIVERSIDE WALK OPEN TO THE PUBLIC AND GENERALLY WHERE POSSIBLE ENCOURAGE ACCESS TO THE RIVERSIDE FROM ITS HINTERLAND;
	ii) PROVIDE ACCESS TO THE RIVER WHERE APPROPRIATE;

	iii)TAKE ACCOUNT OF THE DEVELOPMENTS IMPACT ON LONG DISTANCE AND LOCAL VIEWS (SEE POLICY DE 8);
	iv)ORIENTATE BUILDINGS TO THE RIVERSIDE IN ORDER TO ENHANCE IT AS A PUBLIC ASSET;
	v)PROVIDE AN INTERESTING AND VARIED ROOFSCAPE;
	vi)TAKE ACCOUNT OF ANY SITES OF NATURE CONSERVATION VALUE.
	vii)PROVIDE A SEPARATE DRAINAGE AND/OR STORAGE SYSTEM WITH SURFACE WATER DRAINAGE TO THE RIVER.
	IN ADDITION THE COUNCIL WILL SEEK TO ENSURE THAT ALL DEVELOPMENT WITHIN THE RIVER THAMES AREA OF SPECIAL CHARACTER IS OF A HIGH STANDARD OF DESIGN AND LANDSCAPE WORK. (SEE SUPPLEMENTARY PLANNING GUIDANCE NOTE 11).

13.15 ACTION 13 A LDF objective and Local Core Output Indicator formulated to maximise the use of the river should be considered.

14 Flooding

14.1 The proximity of Barking and Dagenham to the rivers is not only a potential asset but also a hazard, particularly, in the light of global warming and rising sea levels.

14.2 Three UDP policies as listed below address the risk of flooding.

NAME OF DOCUMENT	DETAILS
POLICY G33	IN THE AREAS POTENTIALLY AT RISK FROM FLOODING, (AS DEFINED ON MAP 5), THERE WILL BE A PRESUMPTION AGAINST NEW DEVELOPMENT OR THE INTENSIFICATION OF EXISTING DEVELOPMENT. WHERE THE REDEVELOPMENT IS PERMITTED IN AREAS POTENTIALLY AT RISK FROM FLOODING, THEN APPROPRIATE FLOOD PROTECTION WILL BE REQUIRED. THE FLOOD PROTECTION REQUIREMENTS FOR SUCH REDEVELOPMENT WILL BE DEFINED BY THE COUNCIL IN CONSULTATION WITH THE NATIONAL RIVERS AUTHORITY.
POLICY G34	PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR NEW DEVELOPMENT OR REDEVELOPMENT OF EXISTING URBAN AREAS, IF SUCH DEVELOPMENT WOULD RESULT IN AN INCREASED FLOOD RISK IN AREAS DOWNSTREAM DUE TO ADDITIONAL SURFACE WATER RUN OFF. IN CONSIDERING PLANNING APPLICATIONS THE COUNCIL WILL CONSULT THAMES WATER, THE NATIONAL RIVERS AUTHORITY AND ADJACENT BOROUGHES IN ORDER TO ASSESS THE IMPACT OF PROPOSALS. IN ADDITION, WHERE DEVELOPMENT IS PERMITTED WHICH IS LIKELY TO INCREASE THE RISK OF FLOODING, IT MUST INCLUDE APPROPRIATE ATTENUATION MEASURES DEFINED BY THE COUNCIL AND OTHER CONSULTEES.
POLICY G35	THERE WILL BE A GENERAL PRESUMPTION AGAINST DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE INTEGRITY OF TIDAL DEFENCES. WHERE DEVELOPMENT RELATING TO THE TIDAL DEFENCES IS PERMITTED, THE COUNCIL WILL, IN CONSULTATION WITH INTERESTED BODIES, INCLUDING THE NATIONAL RIVERS AUTHORITY, REQUIRE THAT APPROPRIATE MEASURES BE TAKEN TO PROTECT THEIR INTEGRITY.

14.3 Since the UDP was published 10 year's ago, the flood map has been revised and several risks zones have been established. According to the Environment Agency's "Flood Zones Map", approximately the lower third section of the Borough (see Issue Papers 3, Environment) is potentially at risk from flooding during extreme conditions which are predicted to occur rarely.

14.4 Where objections to proposals were received by the Environment Agency at the planning application stage, alterations to the proposals were made for all applications (see appendix 1.7, Core Output Indicator 7).

15 Energy

15.1 Barking and Dagenham is doing its share in reducing the effect of global warming and is a forerunner in London in terms of renewable energy installation. Wind turbines with a capacity of 1.8 MW have been installed on the land used by Fords in the financial year 2004/05 (see appendix 1.9, Core Output Indicator 9).

15.2 In the past, Samuel Williams & Sons exported electricity from their power station to Kent. Coincidentally, some years after the closure of the Barking Riverside Coal Fired Power station, a new gas powered electricity generation station supplying the National Grid was opened in 1992/3 on land once owned by Samuel Williams. This is also called Barking Power Station. The natural gas used to generate power is supplied by pipeline to the plant.

15.3 Three UDP Policies apply to energy and energy conservation and are listed below.

NAME OF DOCUMENT	DETAILS
POLICY G40	THE COUNCIL WILL WELCOME PROPOSALS FOR ENVIRONMENTALLY ACCEPTABLE FORMS OF ENERGY PRODUCTION AND WILL PROMOTE ENERGY EFFICIENCY AND THE CONSERVATION OF RESOURCES, IN RELATION TO PROPOSALS FOR LAND USE, TRANSPORT AND DEVELOPMENT, THROUGH:-
	i) ENCOURAGING ENVIRONMENTALLY ACCEPTABLE FORMS OF ENERGY GENERATION, SUCH AS SOLAR POWER OR WATER POWER;
	ii) PLANNING DEVELOPMENT IN ORDER TO REDUCE THE NEED TO TRAVEL;
	iii) PROMOTING ENERGY EFFICIENCY AND ENERGY CONSERVATION IN NEW DEVELOPMENTS AND EXISTING BUILDINGS.
POLICY DE9	THE COUNCIL WILL SEEK TO ENSURE THAT NEW DEVELOPMENTS AND REFURBISHMENTS ARE ENERGY EFFICIENT THROUGH GREATER THERMAL INSULATION, MORE EFFICIENT LAYOUT AND DESIGN OF BUILDINGS.
POLICY H20	THE COUNCIL WILL ENCOURAGE THE USE OF ENERGY EFFICIENT BUILDING TECHNIQUES IN THE CONSTRUCTION OF NEW RESIDENTIAL DEVELOPMENT. ACCOUNT SHOULD ALSO BE TAKEN OF ORIENTATION AND ASPECT IN DEVISING SITE LAYOUTS.

15.4 **ACTION 14** There should be a simplified LDF objective for energy.

16 Waste

16.1 A total of 29 operable waste sites exist in the borough. Two further have planning permission but are not in use (see appendix 1.6, Core Output Indicator 6a).

16.2 Barking and Dagenham has geological resources of gravel that are being exploited for aggregates and gravel pits are subsequently in-filled by waste. The Marks Warren Site in the northern part of the Borough is the last active site that remains operable today.

16.3 Exact capacity information for waste that these sites deal with is hard to find. Some sites deal with waste at a variety of stages, they transfer, process and dispose of it. For some of these processes, a license from the Environment Agency is needed. The licensing power is given to the Environment Agency under the Waste Management Licensing Regulation (1994) and the International Pollution and Prevention Control (IPPC) Directive. For licensed processes, the licensed capacity can be found out. A recent study by the GLA estimated that the processes that do require a license operate at 75% of their maximum licensed capacity. As part of the GLA's study, capacity information for only 38% of all the sites operating in this borough was established.

16.4 Using this incomplete dataset, it has been derived that 367,891 tonnes of waste are being handled in the London Borough of Barking and Dagenham every year. This includes household, commercial and industrial as well as construction and demolition waste (see appendix 1.6, Core Output Indicator 6a).

16.5 The London Borough of Barking and Dagenham only produced 105, 886 tonnes of municipal waste in FY 2004/05. Municipal waste is all the waste that the Council collects. The majority of this is household waste with some commercial and industrial or non-household waste. 12% of this was recycled and composted in FY 2004/05 but most of it has gone to landfill sites outside the borough (see appendix 1.6, Core Output Indicator 6b).

16.6 That means that in LBB, more than three times the amount of municipal waste produced, is being handled. With a complete dataset this number is likely to be higher.

16.7 The UDP policies applying to waste are listed below.

NAME OF DOCUMENT	DETAILS
POLICY G29	THE COUNCIL WILL LIAISE WITH ITS NEIGHBOURS AND WITH THE LONDON WASTE REGULATION AUTHORITY (OR ITS SUCCESSOR) REGARDING THE CO-ORDINATION OF WASTE MANAGEMENT.
	THE USE OF LAND FOR LANDFILL OR LANDRAISING WASTE DISPOSAL WILL NOT BE PERMITTED, ALTHOUGH IN EXCEPTIONAL CIRCUMSTANCES THE CONTROLLED TIPPING OF INERT MATERIALS (LWRA WASTE CATEGORY A) FOR THE RECLAMATION OF DAMAGED, DERLICT OR CONTAMINATED LAND MAY BE ALLOWED.
	THE COUNCIL WILL ENSURE THAT ATTENTION IS GIVEN TO SAFEGUARDING THE ENVIRONMENT AND PUBLIC HEALTH AND AMENITY IN ALL DECISIONS CONCERNING THE LOCATION AND OPERATION OF WASTE HANDLING FACILITIES. PERMISSION WILL NOT BE GRANTED FOR ANY NEW WASTE TRANSFER, TREATMENT, STORAGE OR DISPOSAL FACILITY THAT DOES NOT MEET ALL OF THE FOLLOWING CRITERIA:-

	<p>ii) THE FACILITY SHOULD HAVE SUITABLE ACCESS ARRANGEMENTS. THE COUNCIL CONSIDER THAT BULK MOVEMENT OF WASTE IS BEST CARRIED OUT BY RAIL OR WATER-BORNE TRANSPORT; WHERE ROAD TRANSPORT IS PROPOSED, ACCESS TO THE SITE FROM THE PRINCIPAL ROAD NETWORK SHOULD BE POSSIBLE WITHOUT PASSING THROUGH RESIDENTIAL AREAS;</p>
	<p>iv) THAT NO SIGNIFICANT LAND CONTAMINATION OR AIRBORNE, WATER OR NOISE POLLUTION WOULD RESULT FROM THE OPERATION OF THE FACILITY. THE COUNCIL WILL ALSO HAVE REGARD TO THE TYPES OF WASTES TO BE HANDLED WITH A PRESUMPTION AGAINST TRANSFER, TREATMENT, STORAGE OR DISPOSAL OF SPECIAL, HAZARDOUS, CLINICAL, OR RADIOACTIVE WASTES AT SITES IN OR ADJACENT TO EXISTING OR INTENDED RESIDENTIAL AREAS;</p>
	<p>v) THE FACILITY'S OPERATOR SHOULD ALSO BE ABLE TO DEMONSTRATE THAT OPPORTUNITIES ARE TAKEN TO REMOVE RECYCLABLE MATERIALS FROM THE WASTE STREAM.</p>
POLICY G30	<p>THE COUNCIL WILL LIAISE WITH RELEVANT BODIES SUCH AS THE LONDON WASTE REGULATION AUTHORITY AND HER MAJESTY'S INSPECTORATE OF POLLUTION, TO ENSURE THAT STRINGENT CONTROLS ARE PLACED ON THE TRANSFER, TREATMENT, STORAGE OR DISPOSAL OF SPECIAL, HAZARDOUS, CLINICAL AND RADIOACTIVE WASTES, AND ON ANY LAND USE THAT INVOLVES PROCESSES PRESCRIBED IN SCHEDULE 1 (PART A) OF THE ENVIRONMENTAL PROTECTION (PRESCRIBED PROCESSES AND SUBSTANCES) REGULATIONS 1991 (SEE APPENDIX 12).</p>
POLICY G31	<p>THE COUNCIL WILL ENCOURAGE THE RE-USE OF MATERIALS AND THE RECOVERY OF RESOURCES FROM WASTES AND WILL:-</p>
	<p>i) ENCOURAGE THE PROVISION OF INSTALLATIONS FOR THE DEPOSITION OF MATERIALS FOR RECYCLING IN LOCATIONS WHERE THEY ARE CONVENIENT AND ACCESSIBLE BOTH TO MEMBERS OF THE PUBLIC AND THE OPERATOR. (SEE ALSO POLICIES S3 AND H13).</p>
	<p>ii) ENCOURAGE THE RE-USE AND RECYCLING OF BUILDING MATERIALS AND THE RENOVATION OR ADAPTION OF EXISTING BUILDINGS;</p>
	<p>iii) LOOK FAVOURABLY UPON RECYCLING ACTIVITIES AT APPROPRIATE LOCATIONS IN THE BOROUGH SUBJECT TO POLICY G29 AND OTHER POLICIES IN THIS PLAN. THE COUNCIL WILL ALSO DEVELOP ITS FRIZLANDS CIVIC AMENITY SITE AS A RECYCLING CENTRE;</p>

16.8 ACTIONS

- ACTION 15** Improve waste capacity data.
- ACTION 16** Consider revising existing objective for waste.
- ACTION 17** Promote the proximity principle to waste (processing handled locally to source) at GLA/Government level.

17 Open Land

17.1 6 strategic policies, as listed below, apply to open spaces and a total of 76 supporting UDP policies apply to open/recreational spaces in general.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY I	THE OPEN CHARACTER OF THE GREEN BELT WILL BE PROTECTED AND INAPPROPRIATE DEVELOPMENT REFUSED. APPROPRIATE DEVELOPMENTS ARE DEFINED IN POLICIES G2 AND G3.
STRATEGIC POLICY J	THE QUALITY OF THE ENVIRONMENT AND LANDSCAPE SHOULD BE MAINTAINED AND WHEREVER NECESSARY, IMPROVED IN THE GREEN BELT.
STRATEGIC POLICY K	MEASURES WILL BE TAKEN TO IMPROVE THE USE OF THE GREEN BELT FOR INFORMAL COUNTRYSIDE RECREATION AND EDUCATION, TAKING INTO ACCOUNT THE NEED TO SAFEGUARD THE ENVIRONMENT.
STRATEGIC POLICY M	THE COUNCIL WILL PROTECT AREAS OF ECOLOGICAL VALUE IN THE BOROUGH AND WILL ENDEAVOUR TO IMPROVE THE QUANTITY AND QUALITY OF WILDLIFE HABITATS, BY CREATING AND ENHANCING SITES OF ECOLOGICAL VALUE FOR THEIR OWN BIOLOGICAL MERIT, AS IMPORTANT ASSETS IN THE URBAN ENVIRONMENT OF LONDON AND, AS IMPORTANT SOCIAL, EDUCATIONAL AND RECREATIONAL RESOURCES FOR LOCAL PEOPLE.
STRATEGIC POLICY N	MEASURES WILL BE TAKEN IN CONJUNCTION WITH APPROPRIATE AGENCIES TO IMPROVE LEISURE AND RECREATION FACILITIES, INCLUDING INFORMAL RECREATION, TO MEET THE NEEDS OF LOCAL PEOPLE AND TO CONTRIBUTE TO LONDONS LEISURE AND RECREATION NEEDS.
STRATEGIC POLICY O	AREAS OF METROPOLITAN OPEN LAND AS SHOWN ON THE PROPOSALS MAP, WILL BE PROTECTED AND INAPPROPRIATE DEVELOPMENT REFUSED.

17.2 505.9 hectares (less than 14%) of Barking and Dagenham is declared as Green Belt.

17.3 The table of protected sites as outlined in the UDP has changed in that Reede Road Allotments have partially been lost to residential developments. Jo Richardson School, the new community school is being built on a previously open space. To compensate for this, a derelict land adjacent Scrattons Farm, that has returned to natural use, was reclassified as nature conservation area.

17.4 The percentage of eligible open spaces managed to green flag award standard has fluctuated over the years. Eastbrookend Country Park achieved the award for all years but 2001. Further parks have gained and lost the award in the past throughout the years. In the financial year 2004/05, 15.9% of eligible spaces were managed to green flag award standard (see appendix 1.4, Core Output Indicator 4c).

17.5 ACTIONS

ACTION 18 Complete the process of collecting a list of all areas designated for their intrinsic environmental value, their respective habitats and species, so that a change in these can be effectively monitored (Core Output Indicator 8).

ACTION 19 Revise existing policies on open space as part of the LDF process.

18 Culture and Heritage

18.1 Hidden between developments that occurred during an industrial past, Barking and Dagenham does have pockets of historical heritage, some of which are of international significance (Grave of Captain Cook and Eastbury Manor House, where a family that was implicated in the gun powder plot, lived).

18.2 In total, there are 34 listed buildings, 3 grade I, 4 grade II*, and 28 Grade II, of which 10 are monuments. There are four conservation areas and some of the listed buildings are situated in those areas, others are isolated buildings or the independent monuments.

18.3 There are several UDP policies that broadly apply to the protection of heritage site. One of the policies is listed below.

18.4 It is likely that in this area as well as in many other areas LDF policies will have to be revised over the next three years.

NAME OF DOCUMENT	DETAILS
POLICY A.T.1	THE COUNCIL WILL SEEK TO SECURE A SITE OR BUILDING FOR A HERITAGE CENTRE/MUSEUM/GALLERY SUBJECT TO THE FOLLOWING CRITERIA:-
	i)THE SITE/BUILDING IS IN CLOSE PROXIMITY TO EXISTING PUBLIC TRANSPORT FACILITIES;
	ii)THE SITE/BUILDING IS ON OR ADJACENT TO THE MAIN ROAD NETWORK;
	iii)THE PROPOSAL MEETS THE COUNCIL'S CAR PARKING STANDARDS (SEE APPENDIX 6.6);
	iv)THE PROPOSAL IS IN A PREDOMINANTLY NON-RESIDENTIAL LOCATION AND WILL HAVE NO SIGNIFICANT ADVERSE EFFECT ON NEARBY OCCUPIERS;
	v)THE PROPOSAL IS OF A HIGH STANDARD OF DESIGN AND LANDSCAPE WORKS (SEE SUPPLEMENTARY PLANNING GUIDANCE NOTE 5);
	vi)THE PROPOSAL COMPLIES WITH THE ACCESS REQUIREMENTS REFERRED TO IN POLICIES C15, AND A.T.16.

19 Conclusion

19.1 As of March 2005, the timetable and milestones established in the Local Development Scheme have been achieved for all Local Development Documents.

19.2 This report aims to inform the Local Development Framework preparation process by collecting evidence to see whether policies are working. In this year's report, the evidence collected is mostly contained in a set of core national Indicators as set out by national government.

19.3 Using the evidence collected, the following conclusion are drawn:

- a. Achieving housing completion targets has in the past proven to be a challenge. In particular, developing Barking Reach has been an aspiration that has proven difficult to realise. In the financial year 2004/05, the Council has achieved 98% of its annual completion target of 510, as set out in the London Plan.
- b. In the financial year 2004/05, 836 units have been granted planning permission in the financial year 2004/05. Furthermore, there are 800 dwellings that have permission to be built; though, but no work has started on these.
- c. This implies that in Barking and Dagenham there is potential for further housing developments to take place. This is dependent upon the house building industry achieving the rate of new housing completions for which planning permissions have been allowed. Mechanisms will be needed to encourage the building industry to more than double its annual output for after 2007, in order for new housing targets to be met.
- d. In the longer term, the Council seeks to provide suitable development sites for approximately 30,000 potential homes in the next 20 – 25 years. This projection is subject to the necessary social and physical infrastructure developments taking place.
- e. The Council has over-achieved its own affordable housing target of 25%. Almost half of all new built units for the financial year 2004/05 are affordable.
- f. Of all the units built and approved in the financial year 2004/05, most are one and two bedroom units.
- g. Some parcels of employment land have been lost to residential developments in the financial year 2004/05, as well as in the past ten years.
- h. 18% of all the employment land in the borough is used for storage.
- i. 12% of all employment land is currently vacant or derelict.
- j. The major retail developments over the last ten years were:
 - Wickes, Barking
 - Abbey Retail Park, Barking
 - Lidl, Barking
 - Extension to Asda, Dagenham
- k. The amount of green space managed to green flag award standard has fluctuated over the years and Eastbrookend Park and Newland Park have achieved the award in the financial year 04/05.
- l. In the London Borough of Barking and Dagenham three times more waste than the municipal waste produced, is being processed. The Council seeks to promote the proximity principle to waste at GLA/Government level. In the financial year 2004/5, 88% of the waste was sent to landfill.
- m. The Council is a forerunner in London for renewable energy and has installed two wind turbines at Dagenham Dock (one of which is in Havering).

19.3 As part of the ongoing LDF process, the Council can revise UDP policies and set itself 'SMART' objectives. The Council can also decide which local output indicators it would like to collect, in order to prove that it has improved the quality of life in Barking and Dagenham.

19.4 In order to help the LDF progress, the actions as outlined in section 20 have been identified.

20 Actions

- ACTION 1** In order to help the LDF process, the Council needs to consider how best to ensure that the following information listed is collected consistently:
- size of the site for which the application is made,
 - floor space (m2) lost by type,
 - floor space gained by type,
 - the number of bedrooms lost,
 - the number of bedroom gained,
 - details on flood risk assessments,
 - the number of parking spaces provided,
 - the progress of large schemes towards completion
- Guidance could be given to applicants to the provision of details such as these outlined above. These details could be made a prerequisite on planning applications before they are validated locally. An alternative is that they become a prerequisite to 1APP, the national standard planning application form that is soon to be introduced (www.planningportal.gov.uk).
- ACTION 2** There should be fewer policies, which is in line with recent Government advice.
- ACTION 3** When designing policies, consideration should be given to their implementation and effective monitoring.
- ACTION 4** The Council should set itself objectives for which ‘SMART’ targets can be set:
- specific
 - measurable
 - achievable
 - realistic
 - time bound (Local Development Framework Monitoring: A good practice guide, ODPM, March 2005, page 65).
- ACTION 5** In order for the LDF to take the lead on spatial planning issues, timelines for updating crucial documents should be adhered to.
- ACTION 6** There should be a LDF objective and Local Output Indicator to reduce the amount of derelict and underused land in the Borough.
- ACTION 7** As part of the LDF process, the Council should develop a Local Output Indicator for employment.
- ACTION 8** As part of the LDF process, a LDF objective and Local Output Indicator for education needs to be developed that takes account of:
- Community Priority: “Better Education and Learning for all”.
 - Other Developments such as ‘Every Child Matters’.
 - Best Value National Statutory Performance Indicators.
- ACTION 9** Core Output Indicator 3b (see appendix 1.3) does need to be collected for next year’s report. This indicator does give an indication of how easy it is for people living in new developments to get to the nearest doctor and school.
- ACTION 10** Set Local Output Indicators for health in line with Community Priorities.

- ACTION 11** The Council should set itself an achievable LDF objective and Local Output Indicator for retail.
- ACTION 12** In setting new LDF objectives for transport, the Council needs to set new objectives and targets, taking into account other monitoring arrangements already in place.
- ACTION 13** A LDF objective and Local Core Output Indicator formulated to maximise the use of the river should be considered.
- ACTION 14** There should be a simplified LDF objective for energy.
- ACTION 15** Improve waste capacity data.
- ACTION 16** Consider revising existing objective for waste.
- ACTION 17** Promote the proximity principle for waste at GLA/Government level.
- ACTION 18** Complete the process of collecting a list of all areas designated for their intrinsic environmental value, their respective habitats and species, so that a change in these can be effectively monitored (Core Output Indicator 8).
- ACTION 19** Revise existing policies on open space as part of the LDF process.



2003-2004
Transforming Secondary Education