

Local Development Framework: Annual Monitoring Report 2005/06



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Executive Summary

Government legislation requires the Council to produce an Annual Monitoring Report (AMR) on the progress of the Development Plan in achieving its aims and highlight the progress of the project against the project plan (Local Development Scheme or LDS) to create a Local Development Framework (LDF). The Unitary Development Plan (UDP) of 1995/6 will be replaced when the LDF documents are approved.

This AMR relates to the period from the 1st April 2005 until 31st March 2006 (or financial year 2005/6)

The progress of key Unitary Development Plan (UDP) policies and some of the emerging LDF strategies 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.

Summarised below are trends that can be observed in key indicators since last year.

Indicator	Details for year 2005/6	Traffic lights of trends in year	Mitigation Action
LDS on target?	At the end of the financial year 2004/05, most of the LDS was on target, apart from three SPD documents. As a result, the LDS has since been revised.		Revision to LDS proposed for approval in 2006/7
Housing Completions	In total, 543 units have been built and 134 Council properties that were previously empty have now been occupied. The London Plan Target of 510 units has been achieved.		
Affordable Units	227 affordable units were built during the financial year 2005/6. The UDP target of 25% has been achieved.		
Total waste produced	The total municipal waste produced in this borough has declined compared to last year.		
Waste throughput	Despite reducing our own municipal waste, we are dealing with more waste from other sources and boroughs.		Discuss with DCLG how this is measured
Aggregate production	The production of aggregates from recycling materials has doubled compared to last year. The production of primary aggregates has slightly reduced.		
Employment Land	Two major developments were completed in the employment sector in 2005/6, a warehouse and a builder's yard. Permissions totalling 42,965 sq m and temporary use of 4.38 ha were granted.		Investment in infrastructure should result in more developments in 2006/7.
Retail, Assembly & Leisure Development	No new retail developments occurred in the last financial year and planning applications are slow to come forward. A small scale development in relation to assembly and leisure occurred.		Indicates current lack of local demand.

Contents

Executive Summary	Page 3
Introduction	Page 5
1.0 Government Legislation	Page 5
2.0 Scope of the Annual Monitoring Report 2005/6	Page 5
3.0 Methodology for the collection of evidence	Page 5
4.0 Progress of the Local Development Scheme	Page 6
5.0 Actions Identified in AMR 2004/5	Page 10
6.0 Profile of Barking and Dagenham	Page 12
7.0 Sustainable Development	Page 14
8.0 Housing	Page 15
9.0 Accessibility and Transport	Page 21
10.0 Waste	Page 23
11.0 Aggregate Production	Page 25
12.0 Energy	Page 26
13.0 Flooding	Page 27
14.0 Employment Land	Page 28
15.0 Retail, Assembly and Leisure	Page 31
16.0 Open Spaces	Page 33
17.0 Conclusions	Page 37
18.0 Summary of Actions for 2006/7	Page 39
19.0 National Output Indicators Index	Page 40
Appendices	
1.1 Business Development	Page 41
1.2 Transport	Page 46
1.3 Local Services	Page 47
1.4 Open Spaces	Page 48
1.5 Aggregates and Minerals	Page 50
1.6 Waste	Page 51
1.7 Flood Protection	Page 58
1.8 Biodiversity	Page 59
1.9 Renewable Energy	Page 60
2 Information Requirements from Development Control	Page 61
3 Housing Information	Page 64
3.1 Housing Trajectory	Page 67
3.2 Summary of Housing Projections	Page 68
3.3 House Price Summary Details	Page 69

Introduction

1.0 Government Legislation

1.1. The Planning and Compulsory Purchase Act 2004 requires the Council to monitor the progress of the Local Development Scheme (LDS). This informs the Council and the Government whether milestones set out in the LDS have been achieved.

1.2. The long-term aim of the Annual Monitoring Report (AMR) is to audit the success of the Local Development Framework (LDF) in achieving its aims by:

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

2.0 Scope of the Annual Monitoring Report for 2005/2006

2.1. An annual report under section 34 (1) must cover a period commencing on 1st 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. An outline analysis of existing policies is provided and where appropriate a look ahead at current draft LDF preferred core strategy options is taken.

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

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.

Local Development Framework Local Output Indicators. These will help collect evidence that are locally perceived as important, not covered by the above. In this report, some locally significant information is presented, but the formal identification of Local Output Indicators will happen as LDF policies are determined.

Significant Effects Indicators. Again these are subject to LDF policies being determined and indicate the critical environmental indicators determined through Sustainability Assessments of the LDF proposals..

Contextural Indicators. These will help explain how things happening on a broader scale are affecting the Borough, e.g. wider economical changes and will be identified as evidence on the context of Barking & Dagenham within regional and national frameworks.

2.4. It is the aim of this year's report to identify trends observed in key policy theme areas and to identify steps that need to be taken in order for the effective implementation of the LDF.

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 (LBBDD) 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**

Reports originated locally, their authors and contributors.

- **Regional Authorities**

The Environment Agency (EA) and the GLA, for example, collect information that does feed into the Core Output Indices (see section 19).

3.2. Three main gaps in core evidence were identified in the AMR 2004/5. Progress in these areas has been made, but additional information is still required. (see section 18 for a summary).

- waste capacity installed by type for new planning application for waste facilities granted,
- renewable energy installed by type for developments that have committed to supplying 10% of their energy needs from renewable energy sources,
- Assessment of the risks of development proposals to bio-diversity

3.3. Most of the information is collected from planning application details and this requires continuous quality control. In the long term, there are great opportunities to ease the process of monitoring by the effective use of 1APP, the national standard planning application form that is expected to be introduced in October 2007 (see www.planningportal.gov.uk). 1APP can be used to record information on the core output indicators and supplementary data that needs to be recorded regularly as agreed by Greater London authorities..

- **ACTION 1/06** Liaise with Development Control and Building Control Officers to continuously improve data entry and in particular start recording at least until the 1APP form is introduced::
 - waste capacity installed by type,
 - renewable energy capacity installed by type
 - assessment of proposals on bio-diversity

3.4. The AMR of 2004/5 acknowledged the lack of bio-diversity information. In March 2006 a Bio-Diversity Action Plan was published which illustrated the areas of most significance. This plan did not implement any proposals to monitor changes. It is understood that monitoring changes could be improved by joining the Greater London Wildlife Trust (GiGL) resource:

- **ACTION 2/06** Monitor changes to bio-diversity and the potential impact of invasive species or events possibly by subscribing to a specialised resource.

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 a timescale for each of the local Development Document's preparation (LDD).

4.2 The LDS must be submitted to the Government for approval. It is a public document and is required to be monitored and annually reported to the Government if targets have been achieved. The Secretary of State approved the Council's Local Development Scheme in April 2005.

4.3 The following is the second annual report of progress against the Local Development Scheme covering the period of April 2005 to March 2006. It contains information on each LDD contained in the LDS – the Statement of Community involvement, the Core Strategy, Borough Wide Development Policies, Site Specific Allocations, Waste, LBB Urban Design Framework, LBB Public Realm Strategy and the Broad Street Planning Brief.

4.4 In order to ensure milestones are kept up to date and to reflect the Council's revised priorities an updated Local Development Scheme (LDS) was submitted to the Secretary of State in July 2006. This reflects updated milestones, the addition of an Area Action Plan for Barking Town Centre, the deletion of the Broad Street Planning Brief SPD (as the decision has been taken that the Council's objectives for Broad Street can be met without an SPD) and the merging of the Urban Design Framework and Public Realm Strategy Supplementary Planning Documents (SPDs) into one document. The report of progress for the period April 2006 to March 2007 (to be reported in December 2007) will be based upon the revised Local Development Scheme if approved by the Secretary of State.

4.5 For the purposes of this Annual Monitoring Report progress is reported against the milestones from the original Local Development Scheme as at 31st March 2006.

4.6 Statement of Community Involvement

LDS Milestone to be reached by 31st March 2006	On Target?	Will an update be required in the revised LDS (to be submitted to Secretary of State, July 2006)?
Alterations to draft SCI and Submission to Secretary of State (January 06 – May 06)	Yes – Alterations were made to draft SCI by 31 st March 2006.	Yes - Minor revisions are proposed in the revised LDS to amend the milestones for the latter stages of the SCI primarily to reflect some delay caused by the Local Government Elections (May 2006).

4.7 Core Strategy

LDS Milestone to be reached by 31st March 2006	On Target?	Will an update be required in the revised LDS (to be submitted to Secretary of State, July 2006)?
Preparation of Issues & options Papers (involving community & stakeholders)	Yes – Issues & Options Papers had been produced and consulted upon by 31 st March 2006	Yes – The Revised LDS proposes revisions to milestones for latter stages of DPD preparation to reflect an increased understanding of the amount of work involved in appraising policy options and selecting preferred options.

4.8 Borough Wide Development Policies

LDS Milestone to be reached by 31st March 2006	On Target?	Will an update be required in the revised LDS (to be submitted to Secretary of State, July 2006)?
Preparation of Issues & options Papers (involving community & stakeholders)	Yes – Issues & Options Papers had been produced and consulted upon by 31 st March 2006	Yes – The Revised LDS proposes revisions to milestones for latter stages of DPD preparation to reflect an increased understanding of the amount of work involved in appraising policy options and selecting preferred options.

4.9 Site Specific Allocations

LDS Milestone to be reached by 31st March 2006	On Target?	Will an update be required in the revised LDS (to be submitted to Secretary of State, July 2006)?
Preparation of Issues & options Papers (involving community & stakeholders)	Yes – Issues & Options Papers had been produced and consulted upon by 31 st March 2006	Yes – The Revised LDS proposes revisions to milestones for latter stages of DPD preparation to reflect an increased understanding of the amount of work involved in appraising policy options and selecting preferred options and a decision to set the Site Specific Allocations six months behind the Core Strategy timeline to allow for main principles to be fed through.

4.10 Joint Waste DPD

LDS Milestone to be reached by 31st March 2006	On Target?	Change made in Revised LDS (to be submitted to Secretary of State, July 2006)?
Preparation of Issues & Options Papers (involving community & stakeholders)	Yes – preparation was underway by 31 st march 2006.	Yes – The Revised LDS proposes revisions to milestones for latter stages of DPD preparation to reflect the greater time required for Joint Borough working in production of DPD.

4.11 LBB Urban Design Framework

LDS Milestone to be reached by 31st March 2006	On Target?	Change made in Revised LDS (to be submitted to Secretary of State, July 2006)?
Adoption & Publication	No – Initial SA findings on draft SPD required document to be reworked considerably and the decision has been taken to delay the programme and merge the document with the Public Realm Strategy.	Yes – The Revised LDS proposes to merge the Urban Design Framework SPD with the Public Realm Strategy and proposes a new timeline to reflect substantial changes which are to be made to the new merged document.

4.12 LBB Public Realm Strategy

LDS Milestone to be reached by 31st March 2006	On Target?	Change made in Revised LDS (to be submitted to Secretary of State, July 2006)?
Consideration of representations and amendments to draft SPD	No – Initial SA findings on draft SPD required document to be reworked considerably and the decision has been taken to delay the programme and merge the document with the Public Realm Strategy	Yes – The Revised LDS proposes to merge the Urban Design Framework SPD with the Public Realm Strategy and proposes a new timeline to reflect substantial changes which are to be made to the new merged document.

4.13 Broad Street Planning Brief

LDS Milestone to be reached by 31 st March 2006	On Target?	Change made in Revised LDS (to be submitted to Secretary of State, July 2006)?
Consideration of representations and amendments to draft SPD	No – the decision has been taken to remove the Broad Street SPD from the LDS due to the fact that the Council’s goals for Broad Street can be met without an SPD.	Yes – The revised LDS proposes to remove the Broad Street SPD.

4.14 As of March 31st 2006, the timetable and milestones for all of the Council’s DPDs have been achieved although the milestones for the Council’s three SPDs have not been met. A revised LDS is programmed to be submitted to the Secretary of State in July 2006 to ensure its LDF work programme is kept up to date.

5.0 Actions Identified in AMR 2004/05

5.1. In last year's AMR, the actions listed below were identified. The far right column details the progress that has been made to address the actions identified.

ACTION	DETAILS	PROGRESS
1 of 04/05	<p>In order to help the LDF process, the Council needs to consider how best to ensure that the following information listed is collected consistently:</p> <ul style="list-style-type: none"> 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, progressive detailed completion data. <p>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).</p>	Addressed See appendix 2.
2 of 04/05	There should be fewer policies, which is in line with recent Government advice.	Addressed as part of the ongoing LDF process.
3 of 04/05	When designing policies, consideration should be given to their implementation and effective monitoring.	Addressed as part of the ongoing LDF process.
4 of 04/05	<p>The Council should set itself objectives for which 'SMART' targets can be set:</p> <ul style="list-style-type: none"> specific measurable achievable realistic time bound (Local Development Framework Monitoring: A good practice guide, ODPM, March 2005, page 65). 	Addressed as part of the ongoing LDF process.
5 of 04/05	In order for the LDF to take the lead on spatial planning issues, timelines for updating crucial documents should be adhered to.	Addressed as part of the ongoing LDF process, see for example LDS revision.
6 of 04/05	There should be a LDF objective and Local Output Indicator to reduce the amount of derelict and underused land in the Borough.	Addressed as part of the ongoing LDF process.
7 of 04/05	As part of the LDF process, the Council develop a Local Output Indicator for employment.	Addressed as part of the ongoing LDF process.
8 of 04/05	As part of the LDF process, a LDF objective and Local Output Indicator for education needs to be developed	Addressed as part of the ongoing LDF

ACTION	DETAILS	PROGRESS
	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.	process.
9 of 04/05	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.	Addressed as part of the social infrastructure project, which is currently underway in liaison with the DCLG.
10 of 04/05	Set Local Output Indicators for health in line with Community Priorities.	Addressed as part of the ongoing LDF process.
11 of 04/05	The Council should set itself an achievable LDF objective and Local Output Indicator for retail.	Addressed as part of the ongoing LDF process, see for example LDS revision.
12 of 04/05	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.	Addressed as part of the ongoing LDF process.
13 of 04/05	A LDF objective and Local Core Output Indicator formulated to maximise the use of the river should be considered.	Addressed as part of the ongoing LDF process.
14 of 04/05	There should be a simplified LDF objective for energy.	Addressed as part of the ongoing LDF process.
15 of 04/05	Improve waste capacity data.	Partially addressed See section 10.
16 of 04/05	Consider revising existing objective for waste.	Addressed as part of the ongoing LDF process.
17 of 04/05	Promote the proximity principle for waste at GLA/Government level.	London-wide discussions are underway as part of the revision to the London Plan.
18 of 04/05	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).	Partly Addressed by the Local Bio-Diversity Action Plan.
19 of 04/05	Revise existing policies on open space as part of the LDF process.	Addressed as part of the ongoing LDF process.

6.0 Profile of Barking and Dagenham



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

6.1. The London Borough of Barking and Dagenham was created in 1965 by the reorganisation of local government for Greater London. It is situated on the North Eastern fringe of London.

6.2. It is a relatively small (3,611 hectares) outer London Borough and has a population of 164,572 (mid year estimates 2004). It is predominately residential in character but also has a main Town Centre at Barking. Neighbouring London boroughs are Newham to the west, Havering to the east, Redbridge to the north and Greenwich and Bexley to the South across the River Thames.

6.3. Historically the Borough has had a relatively stable predominately white population 85% (Census 2001). Currently there are a growing proportion of under 16 year olds and 85+ year olds. In the last ten years there has been an increase in the number of ethnic minority residents.

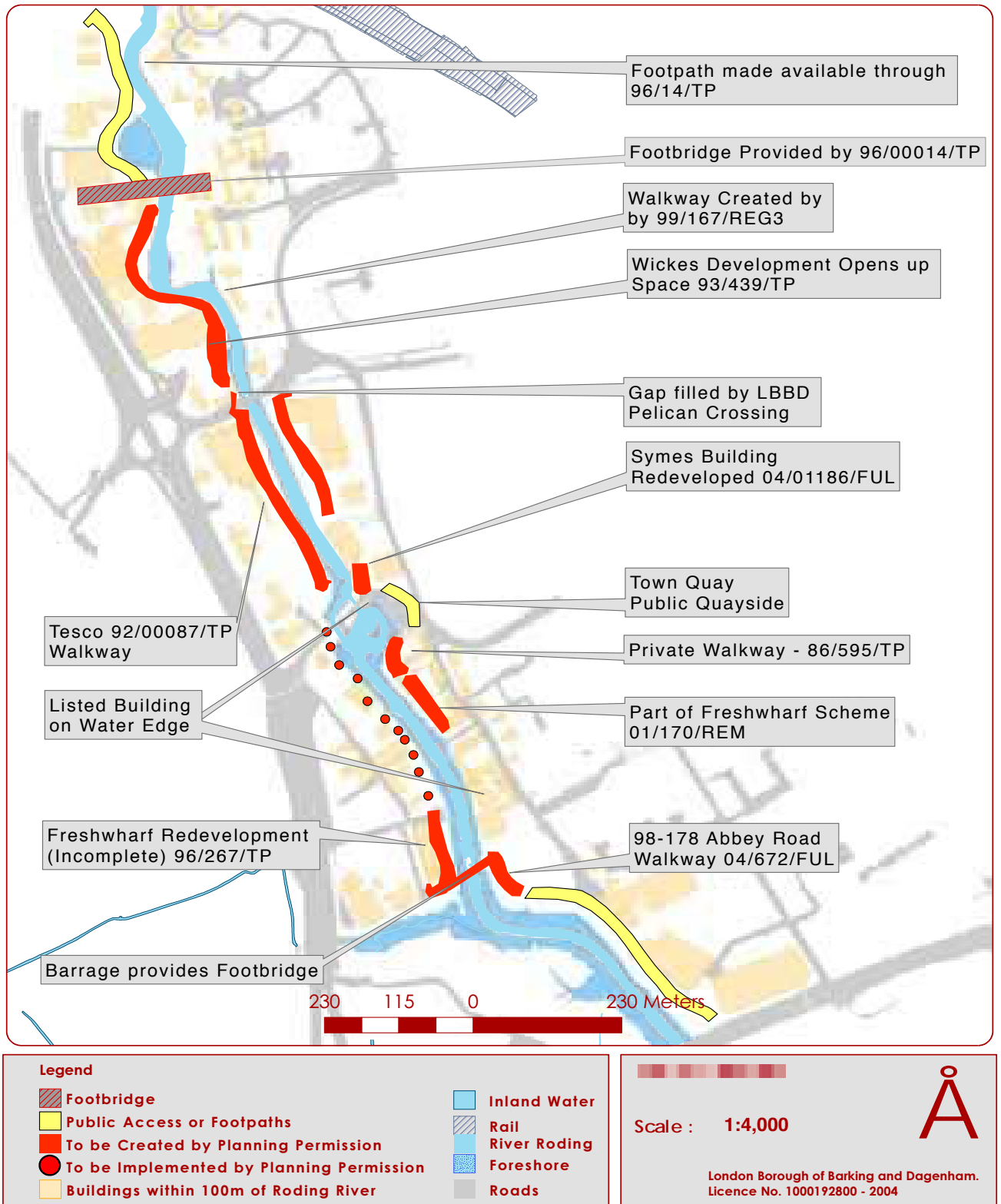
6.4. In relation to employment the borough has long been associated with the manufacturing industry however this position has changed with over half those jobs being lost in the last five years. While the sector continues to be a significant employer, it has now been overtaken in importance by wholesale and retail industries that currently accounts for over one-in-five local jobs.

6.5. Since 1986 a number of small scale schemes started replacing previous, but unsatisfactory developments. This was the start of the drive for regeneration.

6.6. A large tract of brownfield land adjacent to the River Thames was identified some decades ago, and now forms a central part of the London Thames Gateway area. This area Barking Riverside, Dagenham Dock, Ford's Dagenham Estate and Barking Town Centre is now defined as part of the London Thames Gateway Urban Development Corporation (inaugurated 2005). By April 2006 the UDC had developed a draft framework plan for its area and some of the large scale regeneration projects have started to be implemented by the council and its partners, illustrating the intention for wider scale regeneration in the area ("An Urban Renaissance in East London" – November 2001, see Barking and Dagenham Regeneration Strategy on the council internet site, www.barking-dagenham.gov.uk)

6.7. An illustration of the regeneration activity taking place is the progress of a riverside walkway, policy G67 in the UDP. Figure 2 shows there are some gaps in the walkway close to Barking Town Centre, only one part of this existed prior to the formulation of the UDP policies.

Figure Two
 Progress on creating a riverside walkway near Barking Town Centre, policy G67 in the UDP.



The opportunities facing the borough

6.8. The borough is located at the heart of the Thames Gateway. The London Thames Gateway Urban Development Corporation area includes part of the Lea Valley, where the 2012 Olympics will be held. It is anticipated that the Olympic 2012 development will have implications for the pace of regeneration in this borough.

6.9. The London Plan Spatial Development Strategy for Greater London and the Government Sustainable Communities plan recognise the Thames Gateway as the largest development opportunity for growth in population and employment in London and the South East.

6.10. It is recognised that investment in new transport systems is key to unlocking the potential of the development area in the borough.

7.0 Sustainable Development

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

UDP MAIN AIM	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 sections, UDP policies are examined, and a brief analysis on the achievement of existing policies is provided. Where appropriate, a look ahead at current draft LDF preferred core strategy options is taken.

7.3. It is the aim of this report to identify trends observed in key policy theme areas and to identify actions that are needed for the effective implementation of the LDF.

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

- Housing
- Waste
- Aggregate
- Energy
- Flooding
- Employment
- Retail
- Open Spaces and Biodiversity

8.0 Housing

8.1. Since the UDP was implemented in 1995, the housing target has changed from 600 units per year from 1987-2001 (see AMR 2004/5 strategic policy A) to 510 units per year, as outlined in the London Plan of 2004.

8.2. The performance against the London Plan Target (2004) is shown in figure below. In total, 543 units were new built, of which 227 are affordable. The reduction of previously vacant Council properties also count towards this target, so that in total, 677 new homes have been made ready for occupation. (this statement is based upon advice from Government Office for London(GOL)).

8.3. The London Plan Target (2004) has been over-achieved with a surplus (see figure 1 below). On major site dwelling units under construction at the end of the year rose between 1/4/2005 and 1/4/2006. It is certain that not all these units under construction will be completed in the following year, but it appears that 2006/7 will exceed target figures for completions which remains at 510 units until 2007/8.

Completions and Construction of Dwellings

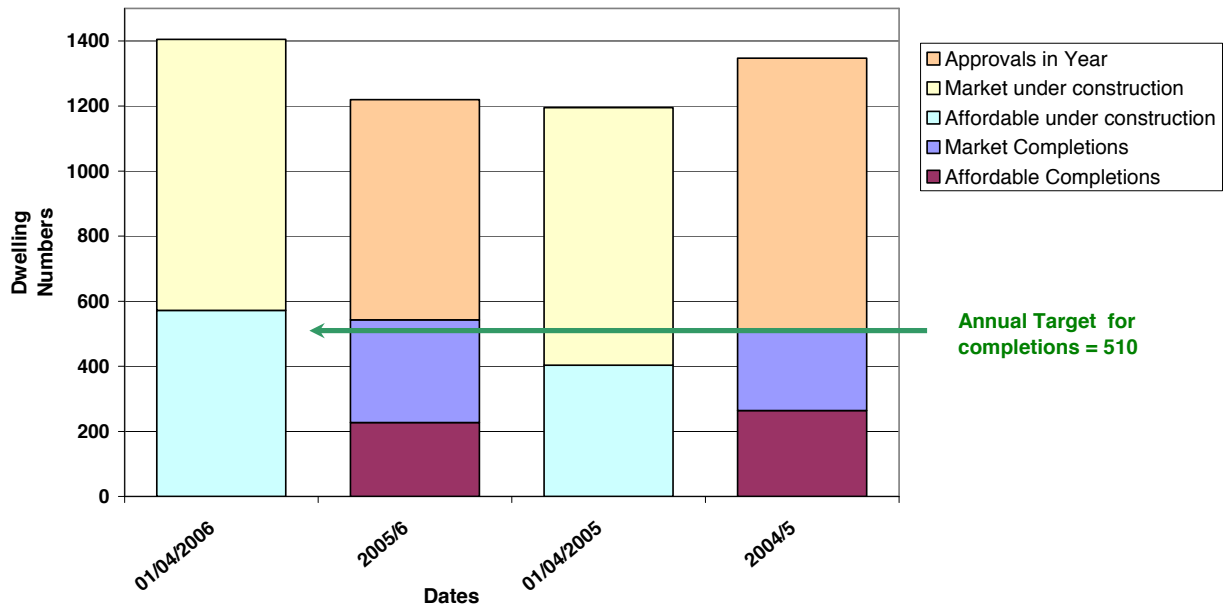


Figure 1

This year's performance against the London Plan Target (2004). 543 new units were built, of which 227 are affordable. In addition and in line with recent government advice, 134 reductions of previously vacant Council properties could be added to the completion figure.

Housing Trajectory

8.4 Figures 4 and 5 below illustrate completion data from 1995 and projected figures until 2016. These figures are detailed in the Appendix 3 as Table 16. Past data shows that while in some years, like in this year, the target has been over-achieved, our target in other years has been an under-achieved, resulting in a net shortfall of 513 units since the implementation of the UDP in 1995.

8.5 For the revised London Plan (2007), a new target of 1190 units per year is proposed. This target is based on the London Housing Capacity Study (LHCS) which was largely based upon information supplied to the GLA from Barking and Dagenham's projections.

8.6 Whilst the LHCS looked at potential housing sites in the borough, the development of some of the major sites is dependent on a number of factors such as the provision of the appropriate social and physical infrastructure. The sites that were included in the study were listed the first Annual Monitoring Report for 2004/5. A revision of the Greater London wide study will occur in 2007/08, and every three years thereafter allowing an adjustment of these original projections.

8.7 The new housing target of 1190 per year appears ambitious, when past completion records are taken into account. Planning permissions granted for housing decreased from 836 in 2004/5 to 677 during 2005/6. Of the approvals in 2005/6, 297 were for affordable homes (44%).

8.8 Dwellings under construction rose from 1195 on 1/4/2005 to 1405 on 1/4/2006. Currently proposals for over 11,000 additional dwelling units are being processed and these sites are included in the target housing figures after 2007, but construction of some of them will need to begin in 2007 for the 2007/8 target to appear possible.

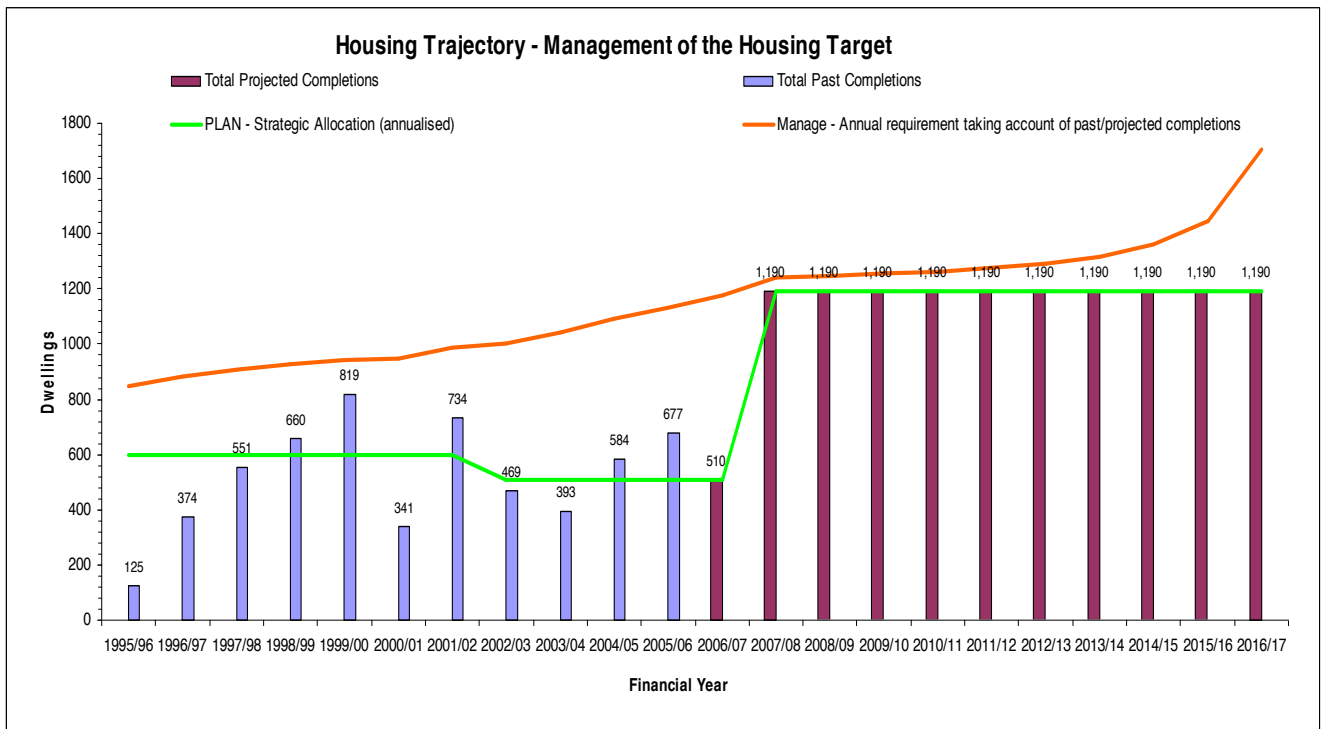


Figure 3

The housing trajectory shows past completions and future projections in columns and compared to the housing target, which changes over time from 600 (UDP), to 510 (London Plan) to 1190 (revised London Plan). The “manage” line should help effective planning for the future, in that it shows how many dwellings have to be built, in order to achieve the total dwelling planned for the time from 1995 – 2016, given that in some years, the Council might over- or under-achieve the target. For example, in 1995, the Housing target was not achieved, so in order to catch up, more units need to be built in the following year. The reverse is true, when the housing target has been over-achieved. If the implementation of the development plan is on target, the “manage” line should be in line with the target, or even fall below the target line. Following recent GOL guidance, reductions in council property vacancies are included in this graph.

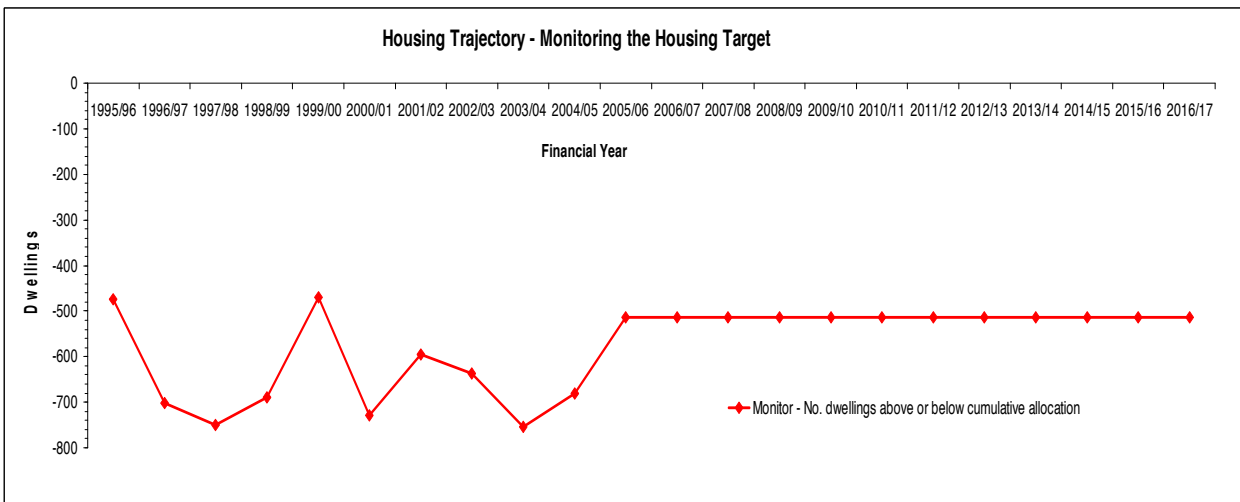


Figure 4

The graph above shows the shortfall of housing completions since the UDP has been implemented in 1995. For the purpose of this graph, it has been assumed that the annual housing target we will always be achieved. Ideally, if the implementation of the plan is on target, the line above should rise to zero, or it may rise above zero, indicating an over-achievement of the target.

8.9 In the revised London Plan, neighbouring boroughs Newham and Redbridge also plan to increase their housing target from 890 to 3510, and 540 to 1630 respectively.

8.10 The current regeneration agenda in Barking and Dagenham and the Eastern sector of London as a whole demonstrates a confidence in the future of the development industry in this area.

- **ACTION 3/06** Keep housing target figures under review.

Affordable Housing

8.15 The borough’s affordable housing target of 25% is outlined in UDP policy H4. The affordable units that have been made available throughout 2005/6 are shown in figure 5 below.

8.11 42% of all new units completed in 2005/06 are affordable. The Council has therefore achieved the UDP affordable housing target.

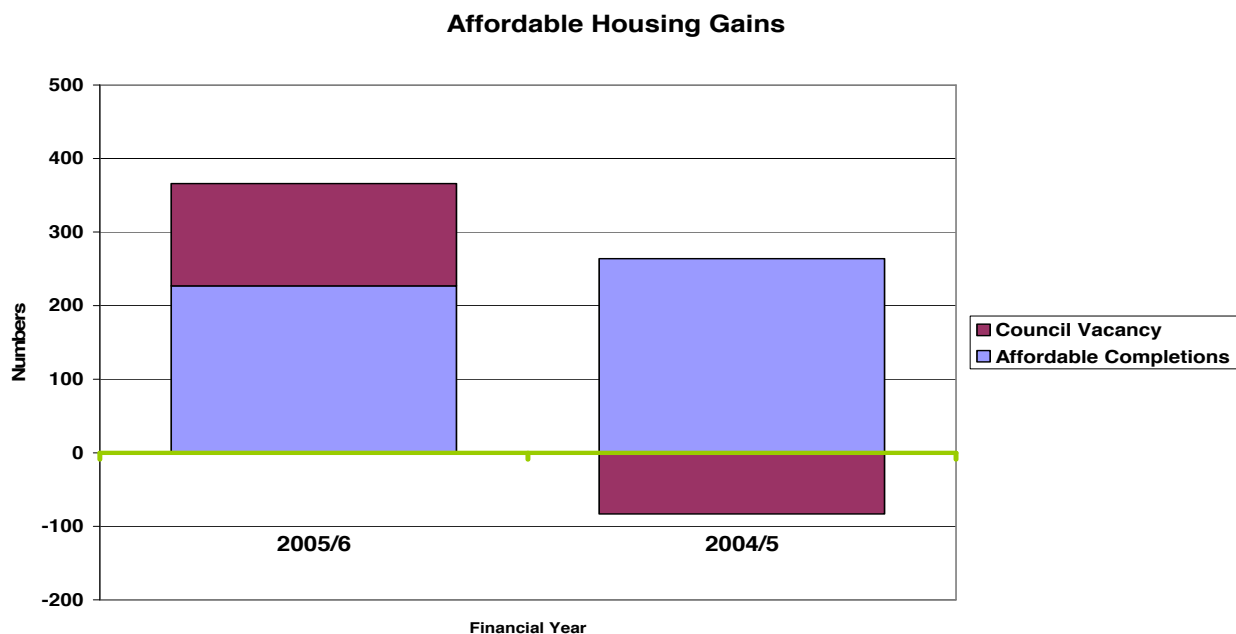


Figure 5
Affordable Homes Achieved in 2005/6

8.12 In addition to the 227 new affordable units that have been completed, 134 Council properties that were previously empty were occupied during 2005/6 so core indicator 2d – affordable homes provision - is 361 units for 2005/6.

8.13 On 1st April 2006 588 council homes were vacant, some of which are part of regeneration schemes the development of which have not yet commenced construction.

8.14 Integral with the commitment to provide affordable homes other funds were secured by voluntary agreements. These voluntary agreements (known as S106 agreements) not only produced the affordable housing numbers they also created sums of money for related expenditure this is detailed in Appendix Three, but was worth more than £838,600 in 2005/6.

Looking Ahead

8.15 As part of the ongoing process of replacing the UDP with the LDF, it is anticipated that the new plan will be brought in line with the regional development framework for affordable housing, which is for the London Borough of Barking and Dagenham, the London Plan.

8.16 This principle is currently outlined in the draft core strategy option CC1.

CC1.	The Council will seek to apply the London Plan target of 50 per cent affordable housing where it is financially viable to do so.
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8.17 When the reduction of vacancies in Council properties, as well as new built units, are included in the affordable total, 53% of all the new units made available in 2005/6, were affordable.

8.18 Therefore, the higher affordability target of 50%, as outlined in the London Plan, is achievable, based on the current performance of this Council.

Affordable units

8.19 Of the 227 affordable units were 22% socially rented and 20% are intermediate family homes of the total built. Family homes are defined as houses of more than 2 bedrooms. This is illustrated in figure 6 below.

8.20 The London Plan target is 35% social rented and 15% intermediate, and is being adopted as draft policy CC1 in the local development framework.

CC1	The Council will seek to apply the London Plan target of 50 per cent affordable housing (35 % social rented, 15 % intermediate (which includes low cost market housing that is affordable) where it is financially viable to do so))
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- **ACTION 4/06** In order for the London Plan Target (35 % social rented, 15 % intermediate) to be achieved, the Council must ensure that more socially rented and less intermediate affordable units are built.

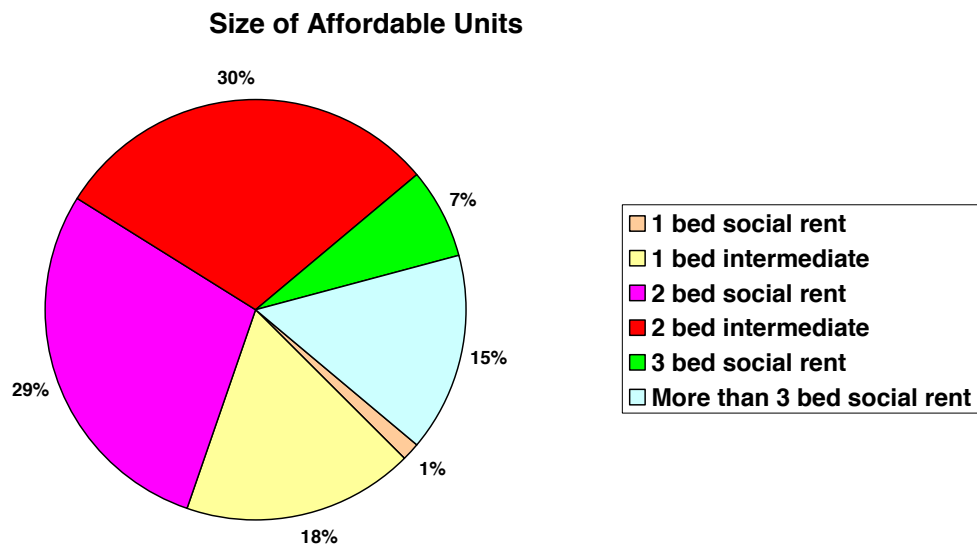


Figure 6
Out of the affordable units that were newly built in 2005/6, approximately half are socially rented and half are intermediate. Most are one and two bedroom units.

Housing Units

23. There is no specific target on the breakdown of units in the UDP instead site specific total allocations were made.

8.21 Looking ahead, it is anticipated that a greater need for family homes locally will be recognised and that this will be taken forward into the LDF.

8.22 Most units that have been built in 2005/6 are one and two bedroom flats. This is true for all housing schemes, as well as for major ones. Figure 7 below shows that in 2005/6, only 23% of total units completed as part of major housing schemes were family homes.

8.23 The draft preferred core strategy CC1 is listed below.

CC1	As such all major housing developments (10 units or more) should provide a minimum of 40 per cent family accommodation (defined as two bedroom houses (not flats), three bedroom, four bedroom or larger accommodation) unless the site is deemed unsuitable for such accommodation. This will apply to both affordable and market housing.
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Major Schemes - Dwelling Sizes Built 2005/6

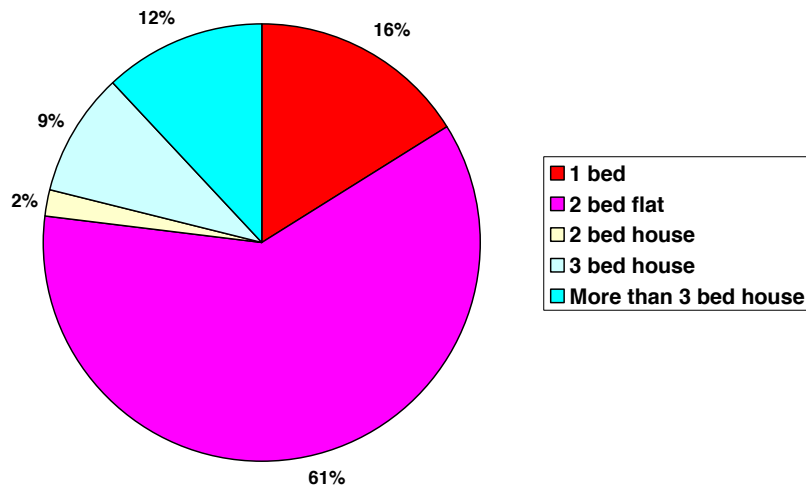


Figure 7
Most of the major housing developments completed in 2005/6 are made up of one and two bedroom flats.

8.24 A similar scenario is true for planning permission approvals. Only 9% of planning permissions approved in 2005/6 cater for family homes. This is illustrated in figure 8 below.

8.25 This indicates that in order for the new draft CC1 target to be achieved, changes need to be made at the planning application approval stage.

- **ACTION 5/06** Looking ahead at emerging LDF policies, consider implementation of approvals for more family homes in new housing developments.

Approvals - Dwelling Sizes Major Schemes 2005/6

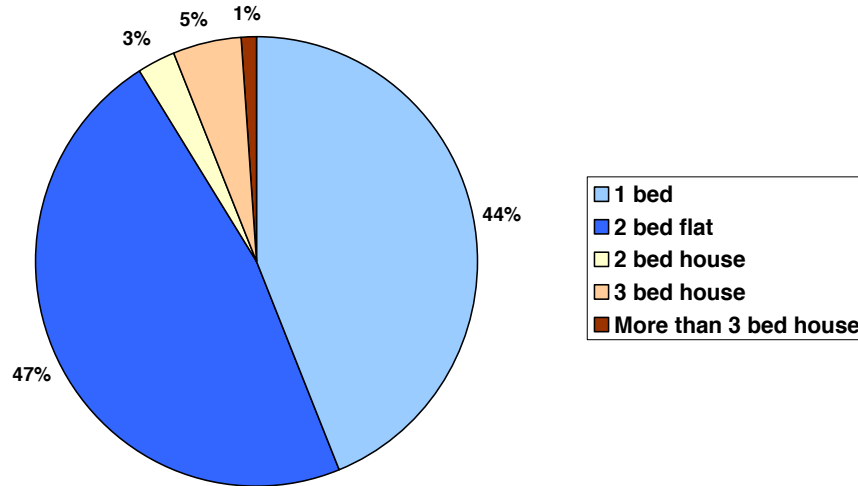


Figure 8
Most of the major housing developments approved in 2005/6 are made up of one and two bedroom flats.

Affordable Housing Price Estimates

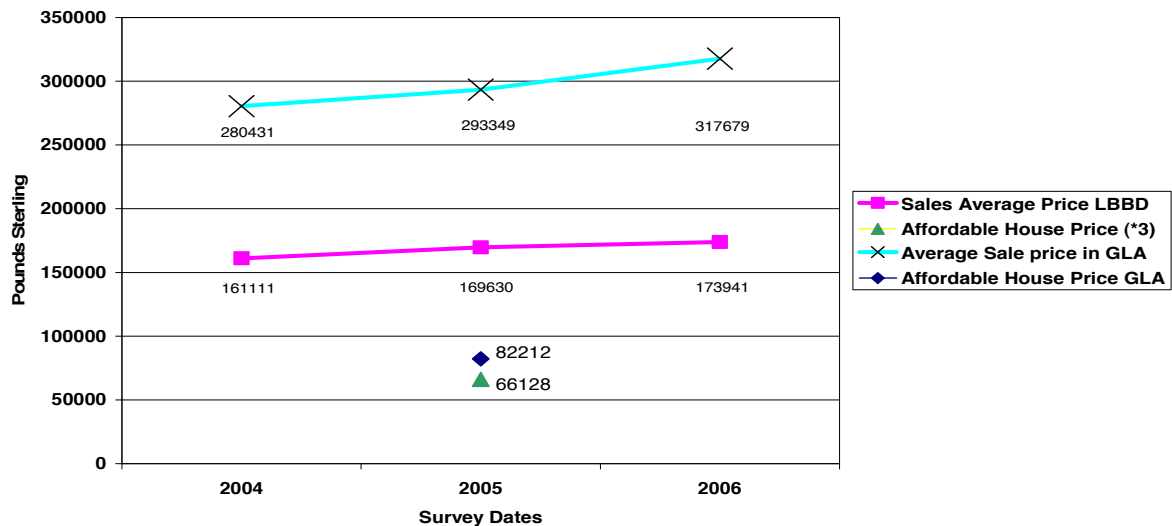


Figure 9
Affordable Housing Pricing related to average wages. The house price data comes from the Land Registry public reports and the wage information from NOMIS.

8.25 House prices are a difficult subject for the whole of Greater London as the average house sales price is well above average incomes. Although Barking and Dagenham house sale prices are much lower than the London average they are still 7.6 times the local average wage or 6.1 times the average London wage in 2005, making the provision of affordable housing a high priority.

Barking & Dagenham House Prices by House Type April – June sales	2004	2005	2006
Number Sales in Sample	796	527	676
Detached	£290,000	£312,215	£319,600
Semi-Detached	£180,451	£191,998	£201,729
Terrace	£167,211	£175,576	£175,530
Flat	£130,852	£126,803	£132,611

Table One

Source: Land Registry Public Documents, see Appendix 3.3

9.0 Accessibility and Transport

9.1 With regards to non-residential developments, all of the developments completed in 2005/6 did comply with the Council's Interim Parking Standards, 2002 (core output indicator 3a). These standards are the same as contained in the transport Local Implementation Plan (LIP), although when the Local Development Documents (LDD) are approved this will initiate a review of the LIP car parking standards.

9.2 For residential developments, the Interim Parking Standard (January 2002) determines 1 car park space for every residential development as a maximum requirement. Housing developments situated within a 400 m radius of major train stations, only one in two units should have a designated car parking space.

9.3 In the financial year 2005/6, less than one in three completed dwellings had a car parking space purpose built for them (see Table One below). Numbers are slightly higher for approved housing units with almost one in two dwellings having an assigned car parking space.

No of residential completions	No of car parking spaces	Ratio units per car space
543	161	3.4

No of residential approvals	No of car parking spaces	Ratio units per car space
677	369	1.8

9.4 The Interim Car Parking Standards have not been implemented to the maximum proposed in the policy instead, it appears that a drive to reduce the available space for car parking in residential areas has been effective.

9.5 Looking ahead, this is reflected in draft preferred policy option CR 5 Sustainable Transport Preferred Option as listed below:

Sustainable Transport CR5	A reduction of on and off-street parking will be encouraged, particularly in locations with a Public Transport Accessibility Level (PTAL) of between 4 and 6. However, under certain circumstances, additional parking will be permitted for retail uses (A1 uses) in these locations.
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9.6 The target to move people from private vehicles to using public transport, can only work if it goes hand in hand with improvements in local public transport, so that people who live in new homes, are not inclined to use a vehicle.

9.7 Figure 9 below shows the proximity of completed residential developments in relation to Public Transport Accessibility Level (PTAL). The use of revised accessibility measures to PTAL areas will be introduced when the social infrastructure project is completed

9.9 The map shows that while a number of new residential developments are in zones or bordering zones of high accessibility, two of the nine sites shown, are not.

- **ACTION 6/06** Monitor accessibility against the revised accessibility standards when the local Social Infrastructure Project, reports its findings as this will replace PTAL location ratings.

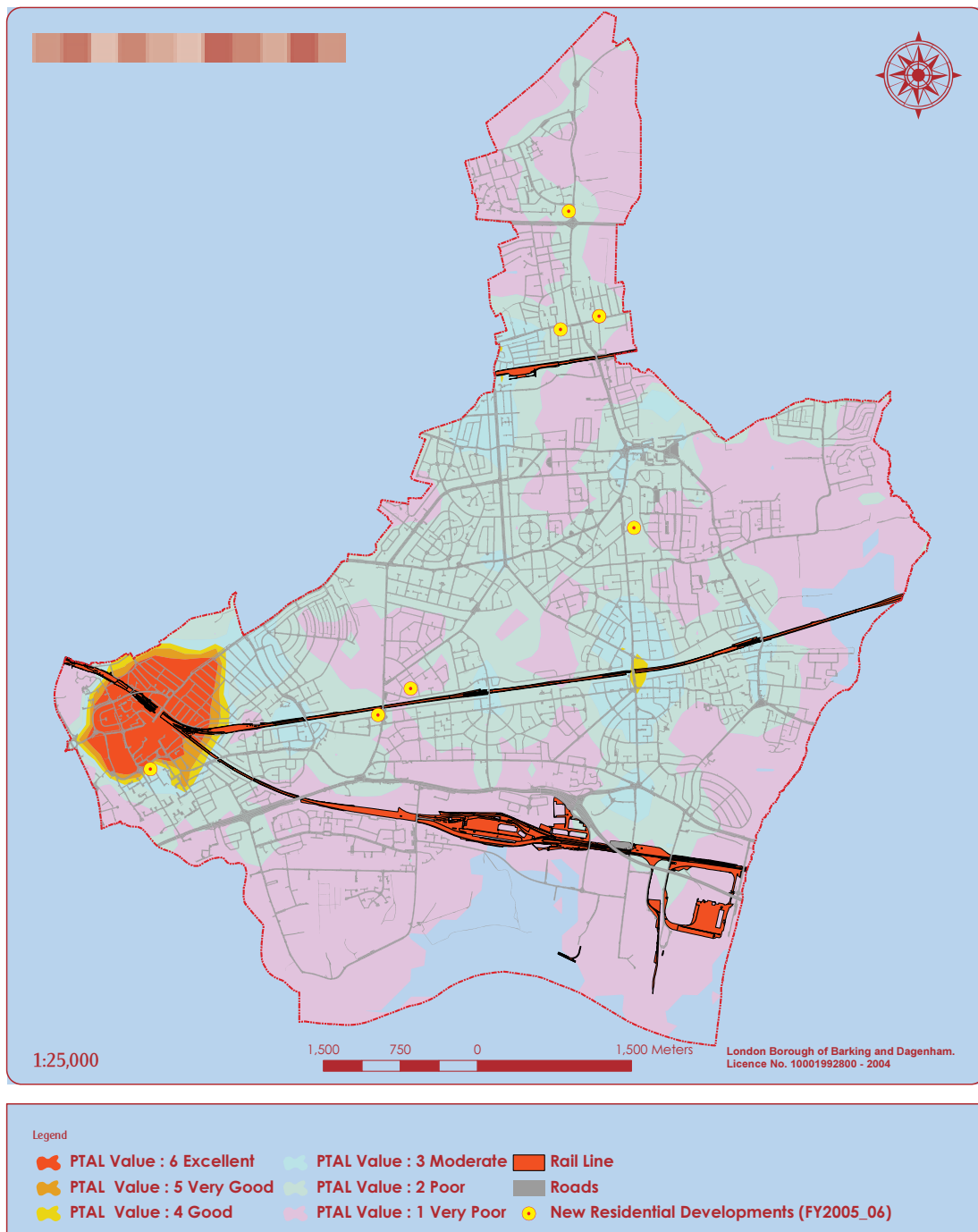


Figure 10

New residential developments completed in 2005/6 are highlighted in diamond shapes and shown in relation to Public Transport Accessibility Levels (PTAL). Red zones correspond to PTAL value 6, orange zones to 5 and yellow zones to 4. These are the zones, where there are regular and frequent public transport services. A detailed map of the proximity of new residential developments to primary social infrastructure locations (core indicator 3b) is addressed as part of the current social infrastructure study and the monitoring framework for the London Local Implementation Plan (LIP).

Sources:

PTAL data GLA/TfL,

indicated are the sites of larger residential development completions in 2005/6 from LBBD records

10.0 Waste

10.1 The UDP policies applying to waste, policies G29 to G31 were listed in the AMR 2004/5.

10.2 No new waste management facilities were completed in 2005/6 (core output indicator 6a), but the facilities were available for the whole year compared to the previous year when the recycling facility was commissioned.

Table 2

Recycling Rates published by GLA as London Plan Monitoring Report 2 in February 2006

Area	2002/3	2003/4	2004/5	2005/6
Barking and Dagenham	2.2%	6.7%	14.0%	N/A
East London Waste Authority	6.1%	8.0%	12.5%	
Greater London	10.9%	13.3%	17.7% #	

Notes

- # Data for GLA 2004/5 is provisional
- Barking & Dagenham is part of the East London Waste Authority

10.3 Planning permissions were granted for the following additional waste facilities::

- Two riverside recycling facilities (Victoria Wharf and Debden Wharf)
- Intensification of an asbestos waste transfer station in River Road,
- Two other waste recycling and materials operations (Chequers Lane and Bankside Park)
- For a new structure to house waste handling and recycling plant at Creek Road.

A detailed list of all planning applications granted for waste facilities is provided in the appendix 1.6.

10.4 Looking ahead, with regards to waste management and disposal facilities, draft preferred policy option CR4 states:

CR4. Minerals and Sustainable Waste Management	New sites for waste management and disposal should be identified in suitable locations and in close proximity to the source of waste. A joint waste DPD for the East London Waste Authority area (produced in partnership with the London Boroughs of Havering, Newham and Redbridge) will identify broad locations for waste management and set out the sustainable waste management planning strategy for the four East London Waste Authority Boroughs. Where waste cannot be dealt with close to its source, waste facilities should be promoted that have good access to river or rail transshipments.
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10.5 Compared to the last financial year, the total production of municipal waste in Barking and Dagenham has reduced, as is shown in figure 10 below.

10.6 The amount of waste that went to landfill sites has reduced, while the amount of waste being recycled has increased proportionately greater than occurred throughout the East London Waste Authority area. (see Table 2 above)

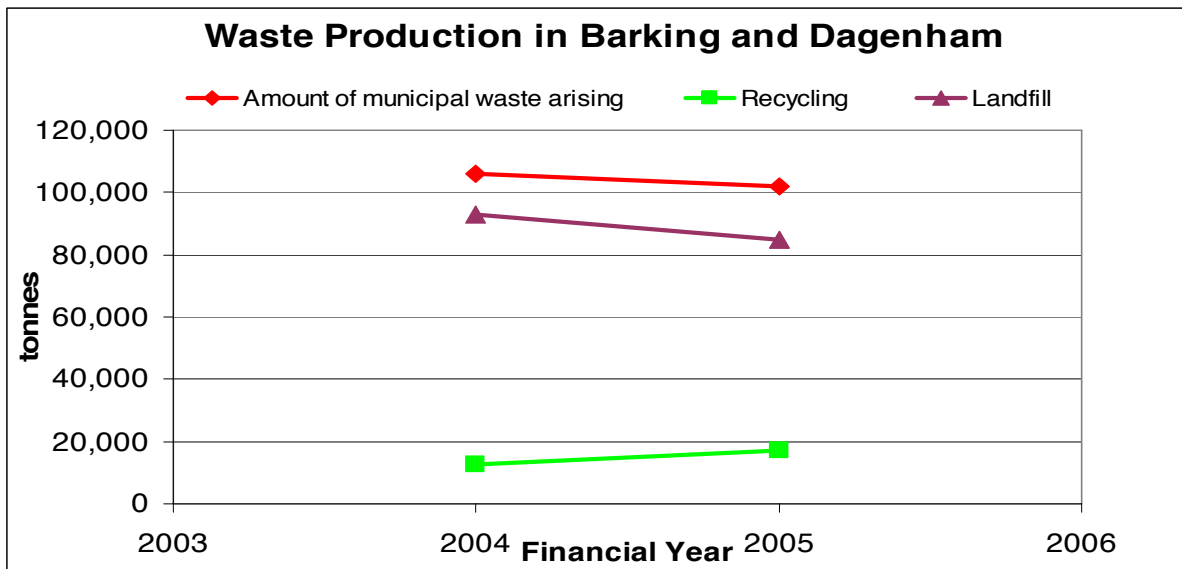


Figure 11

Waste production in LBBD has decreased since the last financial year and we recycle more and send less to landfill sites. Source: East London Waste Authority (see also core output indicator 6b).

10.7 There is currently no UDP target on the reduction of total waste produced. This is being addressed as part of the ongoing LDF work and looking ahead, the draft preferred option CR4 on Minerals and Sustainable Waste Management (see below) currently reads:

CR4. Minerals and Sustainable Waste Management	To protect human health and the environment through sustainable waste management. This will be achieved by: producing less waste
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Given the performance in 2005/6, this target looks achievable.

10.8 Even though, the amount of waste produced in the borough in the last financial year has fallen, waste throughput (the amount we handle) has risen and now seven times more waste than the amount of municipal waste produced is handled in Barking and Dagenham (see table 4 below).

10.9 This is based on latest data which was obtained from the Environment Agency. The data suggests that the transfer of waste (or throughput) has increased considerably, local landfill or recycling making a negligible impact on these figures (see figure 11).

Table 3

Throughput of waste in Barking and Dagenham.

Total throughput of waste in Barking and Dagenham in 2005/6	Total throughput of waste in Barking and Dagenham in 2004/5
746,860	402,059

10.11 This means that compared to last year, Barking and Dagenham is dealing with even more waste that has been produced outside the borough. Barking and Dagenham does support the proximity principle, whereby waste should be dealt with as close to the source as possible.

10.12 As part of London-wide sustainable waste management, there is an aim to reduce waste produced and the amount of waste handled in this borough.

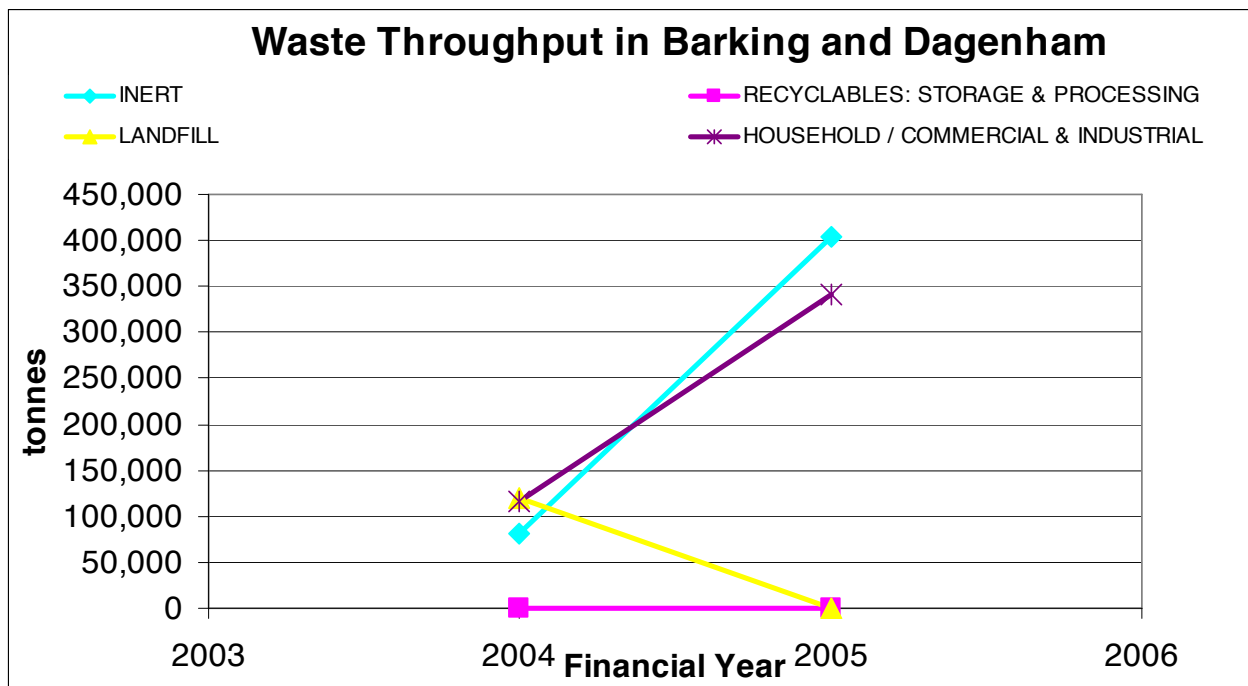


Figure 12

The amount of waste we are dealing with in LBBB has increased. Source: Environment Agency – Waste Management Licensing Data (see appendix 1.6).

11.0 Aggregate Production

11.1 There are three companies in the southern part of the borough, that use waste materials to produce aggregates (see appendix 1.5, core output indicator 5).

11.2 Compared to last year's data the production of recycled material (or secondary) aggregates has almost doubled, while the production of primary aggregates is on a slow downward trend (see fig.11 below).

11.3 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 site that remains in operation.

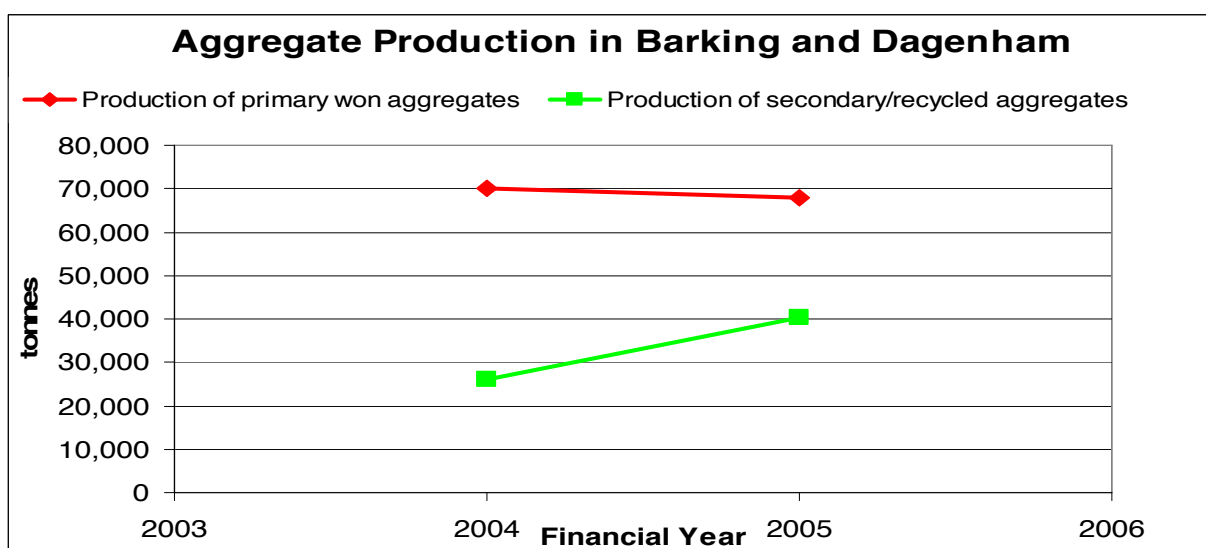


Figure 13

Production of secondary aggregate in LBBB has increased, production of primary aggregates decreased slightly (core output indicator 5).

11.4 The location of Barking and Dagenham on the north bank of the River Thames provides an opportunity for the transport of aggregates along the by ship or barge. This would be in line with Draft preferred policy option CR5, as shown below.

CR5 Sustainable Transport	Movement of freight by rail or water will be encouraged where it can be demonstrated that it will not compromise the local environment, amenity or regeneration of the Borough. This includes safeguarding wharves identified by the Mayor of London. The redevelopment of safeguarded wharves will only be accepted if the wharf is no longer viable or capable of being made viable for cargo-handling'.
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11.5 Barking and Dagenham has 14 wharves that have been safeguarded for industrial use (see appendix 5 of AMR 04/05, available at www.barking-dagenham.gov.uk). There was been no change in the number of used and safeguarded wharves in 2005/6.

11.6 Given, the proximity of secondary recycled aggregate companies and waste companies to one another, there is a real opportunity for sustainable waste management, with the use of locally produced waste for the creation of aggregates and the use of locally produced aggregates for the local construction industry. This is being addressed as part of the Council's Sustainable Waste Strategy (LBBD, 2005) that feeds into the LDF process.

12.0 Energy

12.1 As stated in UDP policy G31 there is potential in using waste as a resource. Looking ahead, this principle is also reiterated in draft preferred option core strategy CR4.

CR4. Minerals and Sustainable Waste Management	using waste as a resource, including for the generation of energy, wherever possible
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12.2 The implementation of this draft strategy would benefit this borough and given the resources at hand (see also sections 10, 11 & 14) there is potential to implement an extensive waste management strategy in the borough that makes use of the opportunities available, such as the availability of employment, waste and aggregate companies in the vicinity of one another and the proximity of new housing development. A realisation of the opportunities presented, would in the long term, put Barking and Dagenham in a better position with respect to waste management when compared to other London boroughs.

12.3 This approach would also see the implementation of the Sustainable Design and Construction (2006) Planning Advice Note 5, recently published by the Council.

- **ACTION 7/06** Monitor the effectiveness of a sustainable waste strategy as part of the LDF process.

12.4 UDP policies G40, E9 and H20 outline the Council's support for energy efficiency and renewable energy installations.

12.5 Further support for the possible integration of waste management with energy production was given during summer 2005. An Energy Action Area was designated by the Mayor of London for Barking Town Centre.

12.6 As part of this initiative, the Council commissioned a Low Carbon Options Study in autumn 2005 which modelled a number of sustainable energy strategies for the town centre. This study illustrated that a community heating system that provides low carbon heat (either from biomass/ waste CHP plant or from a power station) combined with renewable energy installations is the best strategy for providing low carbon energy for the town centre.

12.7 As an Energy Action Area the regeneration of Barking Town Centre will need to demonstrate best practice in incorporating energy efficient design, renewable energy and combined heat and power.

- **ACTION 8/06** Monitor the carbon footprint of the Barking Town Centre area.

Looking ahead

12.8 The implementation of the Mayor’s energy strategy (Policy 4A.9 of the London Plan), which specifies that for major planning applications, 10% of a buildings energy demand should be sourced by on-site renewable energy is well under way and reflects on this borough’s initiative to deal with the effects of global warming.

12.9 In the proposed draft alterations of the London plan, it is proposed to increase this figure even more, and in order to remain a regional leader in this field, Barking and Dagenham will have to continuously improve the implementation of this policy.

- **ACTION 9/06** Developments should maximise the use of renewable energy on site – 10% of the buildings energy demand should be a minimum requirement.

12.10 In the last financial year, a 2.5kw wind turbine was installed at Wellgate Farm (see appendix 1.9, Core Output Indicator 9).

12.11 Furthermore, eight developments approved have committed to implementing renewable developments that can supply 10% of the building’s energy demand in their schemes. (see Appendix 1.9)

12.12 Preferred core strategy option CR1, does address the Council’s aim to install renewable energy:

CR1. Sustainable Design & Construction	To reduce carbon dioxide emissions by increasing energy efficiency and renewable energy use;
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13.0 Flooding

13.1 Global warming and rising sea levels put the borough at increased risk from flooding due to its proximity to the River Thames and River Roding.

13.2 This was addressed in the following UDP policies: G33, G34 and G35.

13.3 Consultations between the Environment Agency and the Council on three non – residential applications had adverse outcomes. Locally, it was perceived that:

“sufficient flood remediation had been undertaken
“the benefits of the developments outweighed the risks involved.”

13.4 In spite of this, the Environment Agency objected to three planning permissions granted (core output indicator 7). One was to extend the Engine Plant facility on Fords Estate, the other two were for footbridges over rivers.

13.5 In terms of flood defence measures, the Environment Agency is currently undertaking improvement and enhancement works to the existing flood storage area, which is called the Washlands Flood Protection Scheme (planning reference 04/01118/ CLU_P). These works are scheduled to be carried out to reduce the flooding downstream.

13.6 Other works that are being proposed within the area by the EA are new pumping stations on the River Beam and Goresbrook.

13.7 These cases do highlight, that this borough needs to work closely with bodies such as the Environment Agency in order to effectively mitigate the risk of flooding and to ensure that consistent advice to applicants is given.

- **ACTION 10/06** Produce further guidance for developers in co-operation with the Environment Agency in order to alleviate the flood risk in the area.

13.8 Looking ahead, flooding is also addressed in preferred policy option CR6, as listed below.

CR6. Flood Management	<p style="text-align: center;">In areas at risk of flooding</p> <p>Development should be avoided that places people and property at direct risk, taking into account the impacts of climate change, or displaces this risk into other areas.</p> <p>Development will only be permitted when there are no suitable alternative sites in areas of lower flood risk (sequential approach). In exceptional circumstances, where it is not possible for development to be located in lower flood risk zones, development may occur providing:</p> <ul style="list-style-type: none"> it makes a positive contribution to sustainable communities; it is on developable brownfield land; a Flood Risk Assessment demonstrates that the residual risks of flooding to people and property (including the likely effects of climate change) are acceptable and can be satisfactorily managed; it makes a positive contribution to reducing or managing flood risk. <p>Flood Risk Assessments, in consultation with the Environment Agency, will be required. This will apply to major development proposals in flood zone 1 (low probability), and all proposals for new development in flood zones 2 (medium probability) and 3 (high probability).</p> <p>New development must be appropriately flood resilient and resistant.</p> <p>New development should offer opportunities to reduce flood risk to communities. The flood risk to and from new development must be reduced through location, layout and design, including the application of a sustainable approach to drainage.</p> <p>New development must be sufficiently set back from the rear of primary flood defences to allow for the ongoing repair, maintenance and improvement of existing and proposed defences and mitigation measures.</p> <p>The Council acknowledges that substantial parts of the borough lie within the Thames tidal floodplain. Although these are afforded a high standard of protection from the Thames Barrier and primary flood defences, they are nevertheless subject to significant residual flood risk that will be a material consideration in the determination of planning applications.</p>
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14.0 Employment Land

14.1 The UDP policy in relation to employment is strategic Policy E.

14.2 According to the URS Industrial Land Survey (2004/5), 12% of all employment land was then available for use, vacant or derelict (72.1 ha)

14.3 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 figure14).

Employment Land Distribution in 2004/5

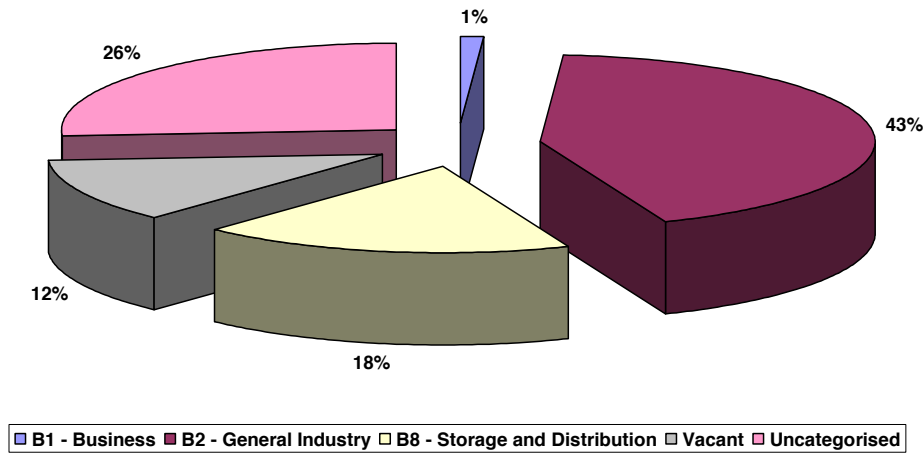


Figure 14
Employment land in categorised by use class in the financial year 2004/5.

14.4 In the last financial year, two developments in the employment sector were completed (core output indicator 1a, see section 19 and Appendix 1.1(e)).

14.5 A schematic illustration of the location of planning applications in relation to latest employment land boundaries is shown in figure 14 below.

14.6 The map (figure 14) also illustrates that seven major planning permissions have been granted in the employment land, one of which was on Fords Estate, in addition to two for waste or recycling purposes. Additionally seven minor industrial premise developments were allowed, plus four others on Fords Estate. (see Appendix 1e-f as Table Six)

14.7 The major applications permitted 42,965 sq metres of new buildings and temporary permission of 4.38 ha of storage space. Only 2435 sq metres has commenced construction during the year.

14.8 This reduction of major construction in the employment sector suggests that there may a recent change to the demand for employment land as reputedly there has been a “buoyant demand” for industrial or warehouse premises.

14.9 Looking ahead, draft preferred policy option CE3 states:

CE3 Employment Land	<p>The Council will seek to safeguard designated employment land for employment purposes subject to the provisions set out below.</p> <p>Acceptability of the partial release of designated employment land (not including SEL)</p> <p>The partial release of designated employment land (not including Strategic Employment Land) for other uses (such as housing) may be considered acceptable where it can be demonstrated that the remaining part of the employment land can be more intensively developed to ensure that there will be no net loss in employment provided and/or redevelopment will provide for the needs of small and medium enterprises through the provision of affordable workspace.</p>
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14.10 Even though some employment land remains derelict, it should be safeguarded for employment uses, to provide new local employment opportunities based upon of the projected growth of population in the area.

14.11 The availability of employment land has not been aligned to the financial year 2005/6 only changes introduced by development have been determined. The land available should be bought up to date.

- **ACTION 11/06** Availability and use of employment land should be monitored annually.

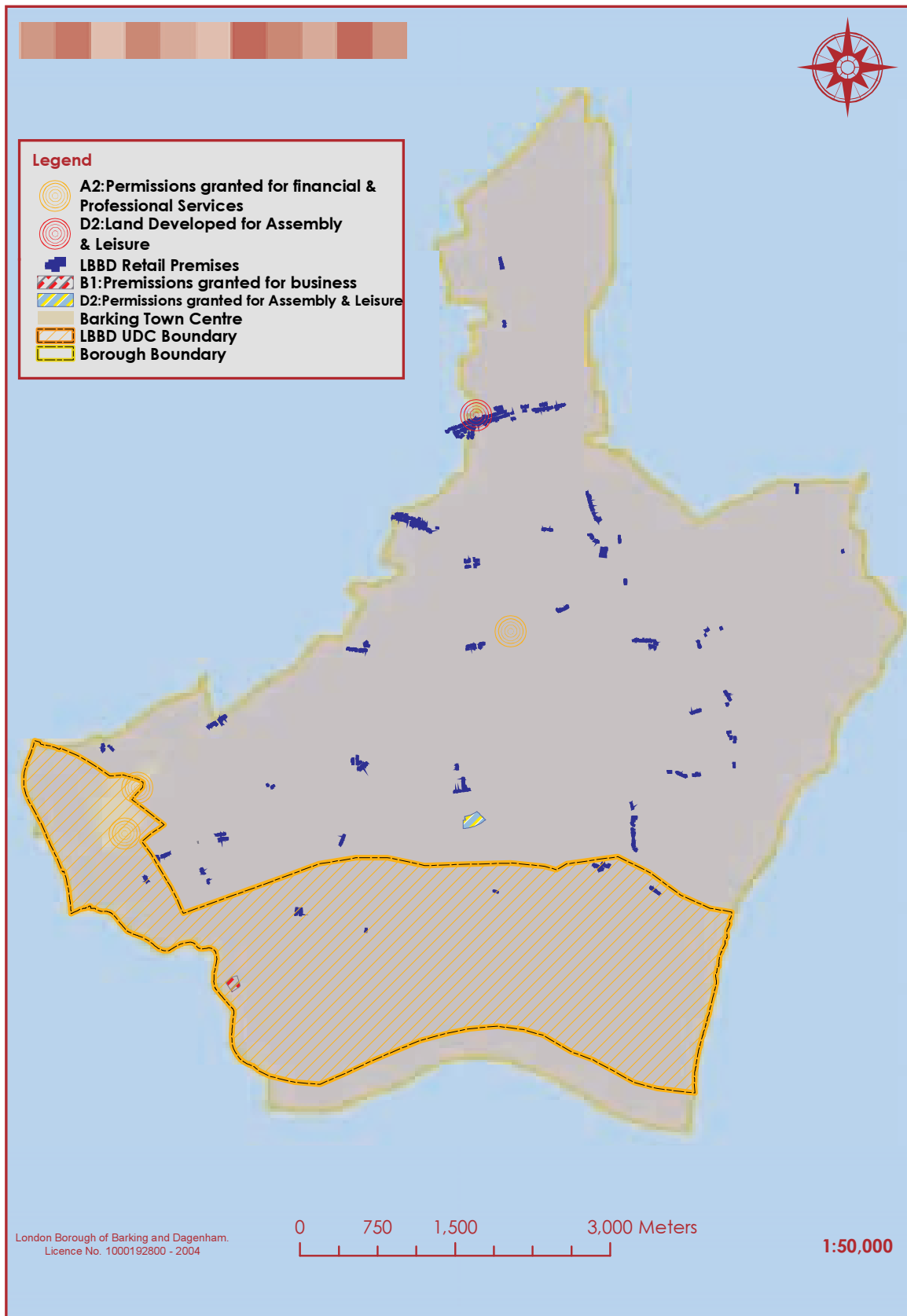


Figure 15
Schematic illustration of core output indicator 1 a,b,d, and e (see also appendix 1).
Completion and planning permission data is shown.

15.0 Retail, Assembly and Leisure

15.1 The UDP policy in relation to Retail is strategic Policy G

15.2 The recent LBBB Neighbourhood Centre Health Check Assessment 2005 highlighted the following issues:

- Well represented are shops towards the lower end of the market with a significant number of discount and second-hand retailers. 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, an over representation of takeaway food outlets and antisocial behaviour.
- The levels of vacancy present a significant problem within several centres although different reasons to each of those 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.

15.3 According to the Council's database, no new retail premises were built in 2005/6 (core output indicator 4a, see appendix 1.4).

15.4 Two significant planning applications were granted in the retail sector for service sector uses (Use classes A2/3/4/5). The location of these is schematically illustrated on figure 14 below. Another 17 applications involved change of use of existing buildings from retailing (use class A1) to service uses (use classes A2 to A5) – see page 48.

15.5 Figure 14 below also shows the completion record of assembly and leisure facilities. One planning application related to an additional classroom building, there were no significant approvals in the leisure sector.

15.6 Clearly there is currently low level of demand for new retail and service sector floorspace. This situation may not be maintained if the population growth expected occurs or if disposable income expenditure patterns or volumes change.

- **ACTION 12/06** Review and monitor retail services as part of the LDF process.

15.7 The supply of community facilities such as schools and health centres will be monitored once the Social Infrastructure Study is completed.

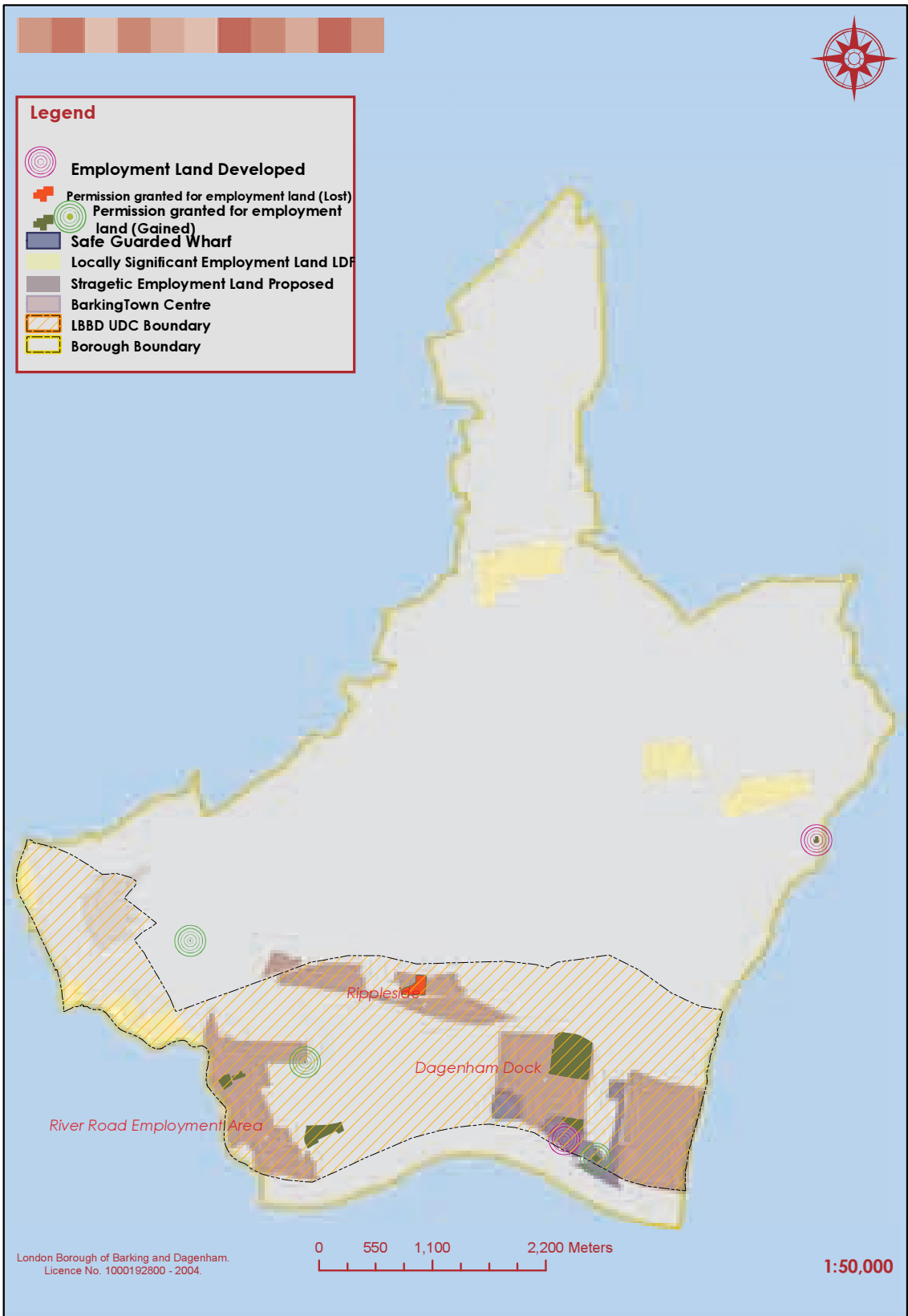


Figure 16
Schematic Illustration of Core Output Indicator 4a and 4b (see also appendix 1.4). Data for completions and planning permissions is shown.

16.0 Open Spaces

16.1 Six strategic policies were given to open spaces plus a total of 76 supporting UDP policies applying to open/recreational spaces in general.

16.2 505.9 hectares (less than 14%) of Barking and Dagenham are covered by Green Belt.

16.3 In March 2006 the local bio-diversity action plan was published which specified sensitive habitats and sensitive species. This had not been developed into a forward action plan during this reporting year (2005/6); policy 1(a) in the plan indicates a need to develop monitoring. (see Barking and Dagenham “Local Bio-Diversity Action Plan”, available at www.barking-dagenham.gov.uk).

16.4 In 2005/6 the former allotments at Blackborne Road and Digby Gardens were built over with residential units (planning reference 03/00893/FUL and 05/00078/FUL)). These allotments were not identified as priority habitats (core output indicator 8). Therefore, no loss of priority habitat and, by inference, no loss of species due to the loss of local habitat, occurred. These sites are given a schematic location in relation to changes to open space is illustrated in figure 16 below.

16.5 Another scheme completed in 2005/6 (03/00919/FUL – rear of Reede Road) was partly built on land adjacent to land referred to in the Bio-Diversity Action Plan – Pondfield Park. No evidence exists that suggests a loss of habitat for any sensitive species occurred. The site was once designated as brownfield land and allotment space but much of the site had subsequently reverted to wasteland.

16.6 Six planning permissions were granted that will lead to further loss of open land, when implemented, only two of which involved wasteland (see bio-diversity action – appendix 1.8). Five were for residential development and another would extend the size of a cemetery. These cases are listed in Appendix 1.4.

16.7 Of the above, one planning application bordered a priority habitat - the extension of the graveyard in Whalebone Lane North, was deemed an appropriate development.

16.8 The creation of new open space was included as part of one planning permission this also increased the length of available the riverside walkway (See figure two)

16.9 In 2005/6, Barking and Dagenham has lost all previously held Green Flag Awards. (see Appendix 1.4, core indicator 4(c)).

16.10 On a London-wide basis, the London Plan Objective is also to protect open space and the loss of green spaces. The GLA recorded 75% of proposed developments were on brownfield land (GLA AMR No 2 of February 2006). With the loss of the open flag awards, this gives the impression that the Council has different priorities to valuing and protecting its open spaces.

16.11 Similar to the UDP objective, the intention to protect and enhance open spaces will be expressed in the emerging LDF core strategy. The draft preferred policy option CS3, even goes further and aims to implement a Strategic Open Space Network.

<p>CS3. Integrated Open Space</p>	<p>Strategic Open Space Network</p> <p>The Council will ensure:</p> <p>areas of open space, as identified on map, are retained and protected in their current designation within the strategic open space hierarchy. In exceptional cases, however, it may be appropriate to redesignate open spaces provided an equivalent or better addition to that designation is allocated elsewhere;</p> <p>open space is created and improved in areas of identified deficiency, as highlighted on map;</p> <p>an interconnected green network, incorporating pedestrian and cycle paths, is established as a component of the borough's strategic open space framework.</p>
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- **ACTION 13/06** The emerging Local Development Documents should consider how to effectively implement the LDF open space core strategy.

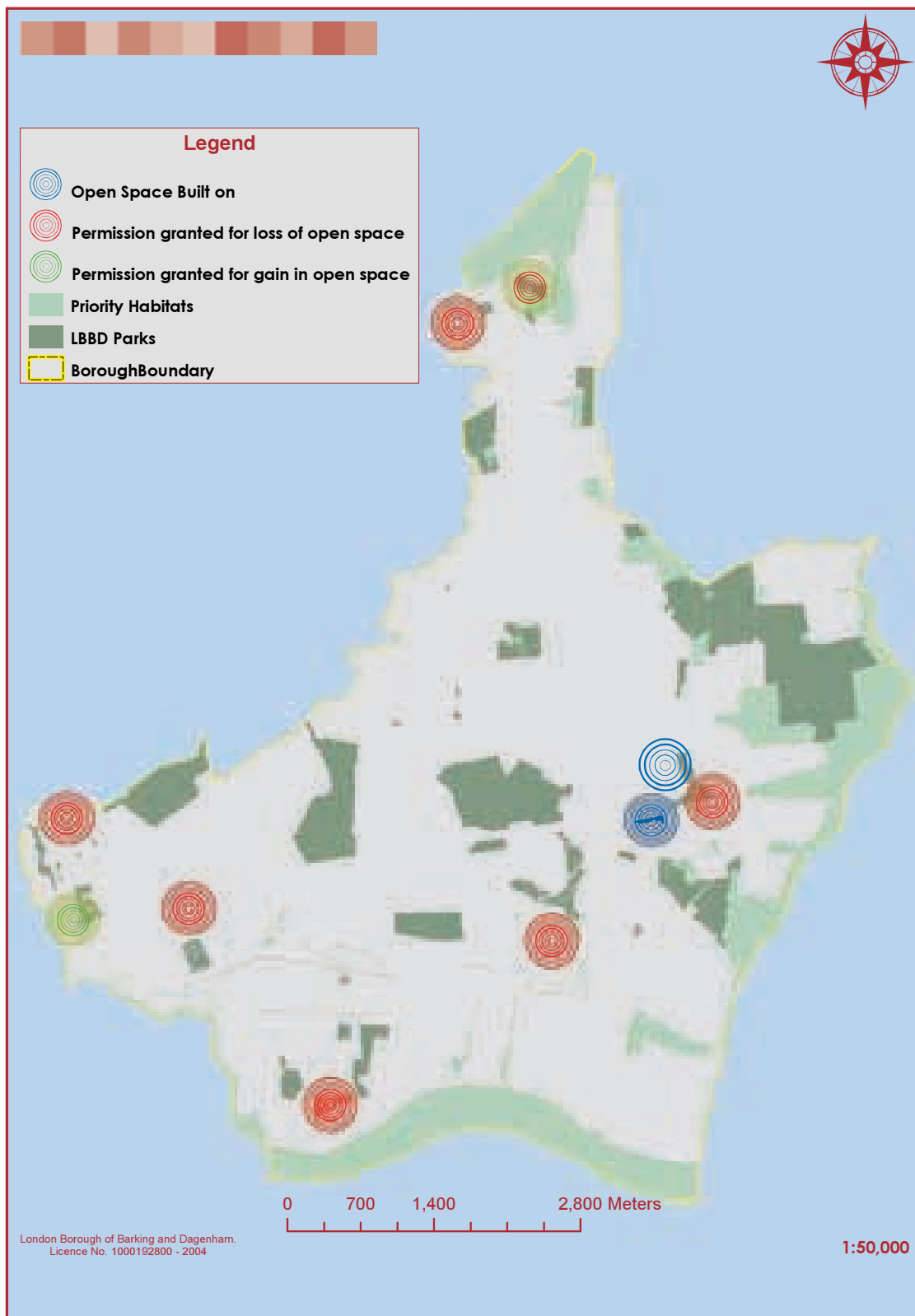


Figure 17
 Schematic illustration of core output indicator 8. Green Areas are priority habitats and Parks as identified in the Parks and Green Spaces Strategy (LBBDD, 2003). See figure 17 for the priority habitat areas. The circles have been drawn for illustrative purposes.

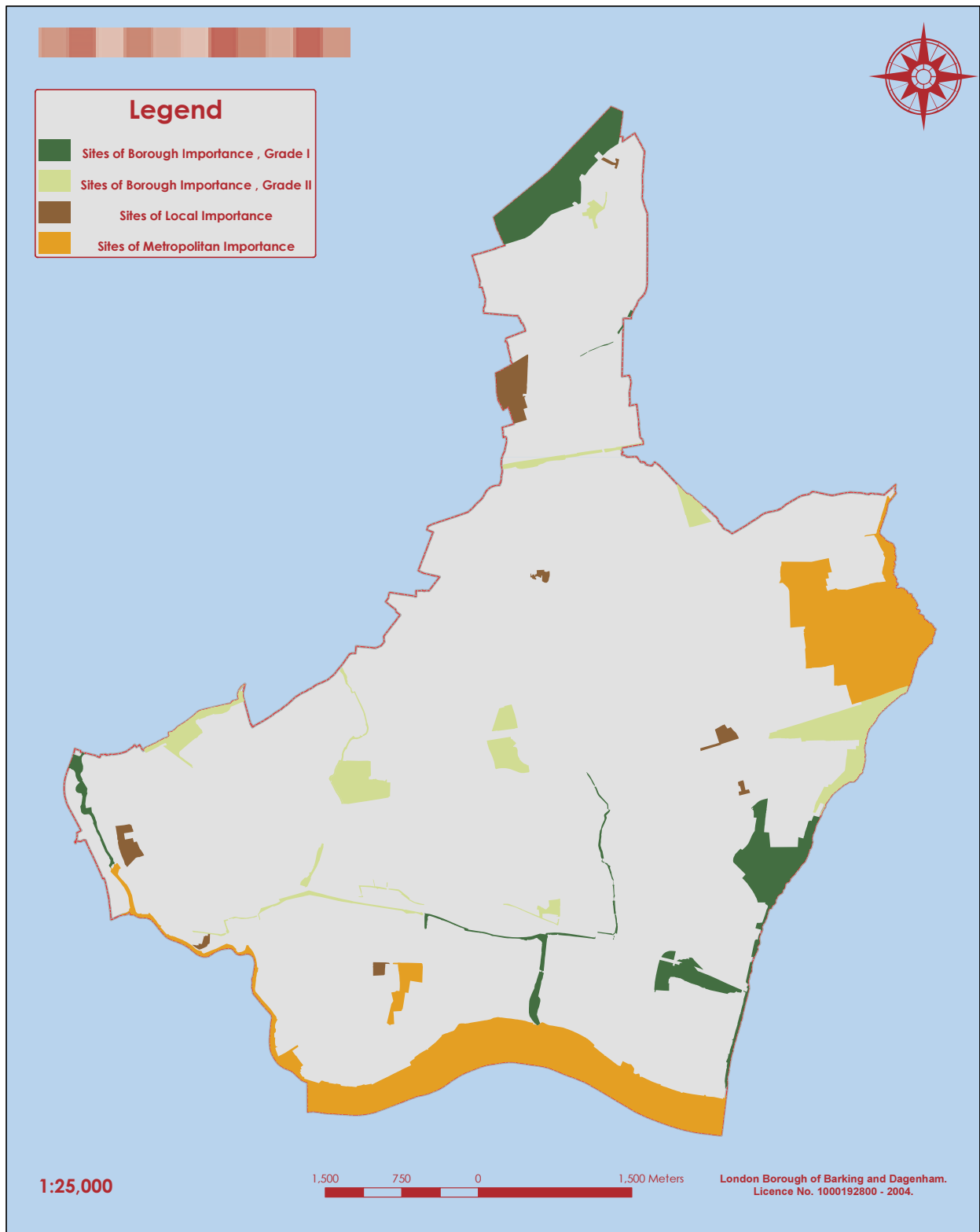


Figure 18
Shows the Local Bio-Diversity Action Plan areas designated for nature conservation. Only one area was potentially at risk from the Reede Road development in 2005/6, but there is no evidence that sensitive species would be affected.

17.0 Conclusions

17.1 At the end of the financial year 2004/5, with the exception of three SPD documents, the LDS was on target. The LDS has since been revised.

17.2 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 indicators as set out by national government.

17.3 Using the evidence collected, the following conclusions are drawn:

HOUSING

543 units have been new built and 134 Council properties that were previously empty have now been occupied.

- The London Plan Target of 510 units had been achieved.

The Council has over-achieved its own affordable housing target of 25%. Almost half (42%) of all new built units for the financial year 2004/5 were affordable.

Compared to last year, newly granted planning permissions have decreased from 836 to 677.

However, 953 units currently have a live planning permission and a further 11600 units have been proposed but do not have full planning permission.

- It appears unlikely that the challenging London Plan Targets of 1190 dwelling units per year after 2007 will be realised in the short term.

The Council needs to dwelling completion rates to double in order for London Plan (2007) Housing targets to be achieved. This projected figure is based on the development of large strategic sites such as Barking Riverside, Gascoigne and South Dagenham which require prior social, physical and transport infrastructure developments to occur.

ACCESSIBILITY

Only one in three residential developments, newly built in 2005/6, has a designated car parking space that is a lower ratio than current car parking standards require.

WASTE/AGGREGATES

The total municipal waste produced in this borough has declined compared to last year. But 5% more waste was recycled than in the previous year, but 83% of the waste still goes into landfill sites.

The amount of waste that is being handled in this borough has more than doubled.

The production of secondary aggregates has doubled compared to last year. The production of primary aggregates has slightly reduced.

- Progress in waste treatment is encouraging but more waste treatment should follow the proximity principle.

ENERGY

A wind turbine with the capacity to produce 2.5kw has been installed at Wellgate Farm.

8 new developments committed to producing 10% or more energy requirements locally.

EMPLOYMENT

In the employment sector, only two developments were completed in the last financial year.

These are a warehouse and a builder's yard. A number of planning applications have been granted. Even though some employment land remains derelict, it should be safeguarded for employment uses, especially because of the projected growth of population in the area.

LOCAL SERVICES

No new retail developments occurred in the last financial year and planning applications are slow to come forward.

This low level of demand for new retail and service sector floorspace may not be maintained if the population growth expected occurs or if disposable income expenditure patterns change.

OPEN SPACES

Barking and Dagenham have received no Green Flag Awards for 2005/6.

A number of open spaces were developed, but there is no evidence indicating this has resulted in any damage to bio-diversity.

18.0 Summary of Actions for 2006/7

18.1 In order to help the LDF progress and its implementation, the actions as outlined in section 18 have been linked to specific teams.

Action No	Description	Recommended Responsible Group(s)
1 of 06	Liaise with Development Control and Building Control Officers to continuously improve data entry and in particular start recording at least until the 1APP form is introduced:: <ul style="list-style-type: none"> • waste capacity installed by type, • renewable energy capacity installed by type • assessment of proposals on bio-diversity 	DC and BC officer teams
2 of 06	Monitor changes to bio-diversity and the potential impact of evasive species possibly by subscribing to a specialised resource.	Spatial Planning/Leisure Service Rangers
3 of 06	Keep housing target figures under review	Monitoring
4 of 06	In order for the London Plan Target (35 % social rented, 15 % intermediate) to be achieved, the Council must require more socially rented and less intermediate affordable units.	DC, Spatial Planning and Housing Strategy
5 of 06	Looking ahead at emerging LDF policies, consider implementation of approvals for more larger or family homes in major new housing developments	DC, Spatial Planning and Housing Strategy
6 of 06	Monitor accessibility against the revised accessibility standards when the local Social Infrastructure Project, reports its findings as this will replace PTAL location ratings.	Monitoring
7 of 06	Monitor the effectiveness of a sustainable waste strategy as part of the LDF process.	DC, sustainability, and Monitoring
8 of 06	Monitor the carbon footprint of the Barking Town Centre area.	Energy team
9 of 06	Developments should maximise the use of renewable energy on site – 10% of the buildings energy demand should be a minimum requirement	DC, sustainability/energy team
10 of 06	Produce guidance for developers in co-operation with the Environment Agency in order to alleviate the flood risk in the area.	Spatial Planning/ Sustainability
11 of 06	Availability and use of employment land should be monitored annually.	Monitoring
12 of 06	Annually review and monitor retail services.	Monitoring
13 of 06	The emerging Local Development Documents should consider how to effectively implement the LDF open space core strategy.	Spatial Planning

19.0 National Output Indicators Index

BUSINESS DEVELOPMENT		See page
1a	Amount of floorspace developed for employment by type.	See page 41
1b	Amount of floorspace developed for employment, by type in development and/or regeneration areas	See page 41
1c	Percentage of 1a, by type, which is on previously developed land.	See page 41
1d	Employment land supply by type.	See page 42
1e	Losses of employment land in (i) development/regeneration areas and (ii) local authority area.	See page 43
1f	Amount of employment land lost to residential development.	See page 43
HOUSING		
2a	Housing trajectory showing:	See table 16 page 68
(i)	net additional dwellings over the previous five year period or since the start of the relevant development plan document period, whichever is the longer;	2123
(ii)	net additional dwellings for the current year;	677
(iii)	projected net additional dwellings up to the end of the relevant development plan document period or over a ten year period from its adoption, whichever is the longer;	6240
(iv)	the annual net additional dwelling requirement; and	510
(v)	annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performances.	1133
2b	Percentage of new and converted dwellings on previously developed land.	85%
2c	Percentage of new dwellings completed at:	
(i)	less than 30 dwellings per hectare;	2%
(ii)	between 30 and 50 dwellings per hectare; and	4%
(iii)	Above 50 dwellings per hectare.	94%
2d	Affordable housing completions (new built + reductions in vacancies)	227 +134
TRANSPORT		
3a	Amount of completed non-residential developments within Use Class Orders A, B and D complying with car-parking standards set out in the local development framework	100%
3b	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital, a primary and secondary school, areas of employment and a major health centre(s).	See social Infrastructure Study
LOCAL SERVICES		
4a	Amount of completed retail, office and leisure development.	See page 48
4b	Amount of completed retail, office and leisure development in town centres.	See page 48
4c	Amount of eligible open spaces managed to Green Flag Award standard.	See page 49
MINERALS (for minerals planning authority only)		
5a	Production of primary land won aggregates.	See page 50
5b	Production of secondary/recycled aggregates.	See page 50
WASTE (for waste planning authority only)		
6a	Capacity of new waste management facilities by type.	See page 51
6b	Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed.	See page 57
FLOOD PROTECTION AND WATER QUALITY		
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.	See page 58
BIODIVERSITY		
8	Change in areas and populations of biodiversity importance, including:	
(i)	change in priority habitats and species (by type); and	None
(ii)	change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.	None

RENEWABLE ENERGY		
9	Renewable energy capacity installed by type.	See page 60

Source of Indicators: LOCAL DEVELOPMENT FRAMEWORK MONITORING:: A GOOD PRACTICE GUIDE (ODPM) (March 2005)



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