

Annual monitoring report – 2007 to 2008





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Executive summary

The annual monitoring report (AMR 2007/08) is a statutory report that tells the public, the Council and central government, how our planning documents are progressing and to what extent planning policies are being implemented. This is our fourth AMR.

The information contained in this report is based on the collection of key indicators. Summarised below are trends that can be observed in key indicators since last year.

Indicator	Details for year 2007/8	Traffic lights of trends in year	Mitigation Action
Planning documents on target?	As of March 2008, planning documents were on target and milestones were achieved. However a subsequent slippage occurred and the LDS will need to be revised.		Revise LDS.
Housing completions	815 additional units have been built. Even though we have built more units than last year, the new London plan target of 1190 units has not been achieved.		None – future supply is forecast to compensate for this shortfall
Affordable units	215 additional affordable units were built during the financial year 2007/8; these are 24% of all additional units, which is below our target of 50%.		The Council has recently agreed that 50% of all new homes should be affordable.
Waste	The total municipal waste produced in this borough has risen marginally, but we recycle more. We need to take action now, if we want to achieve the national target for 2010.		Consider opportunities to reduce waste and recycle more.
Employment and retail	Only a number of minor developments occurred in the employment and retail sector and there has been a net loss of employment floor space.		Consider setting ourselves local targets and work towards these.
Aggregate production	The production of primary aggregates has doubled and the production of secondary/recycled aggregates has risen slightly.		Through the application of planning policy endeavour to increase the amount of construction waste which is reused on site.
Energy	A number of renewable energy installations have been completed and more are underway. If they proceed as planned, then micro generation installations with a capacity of 1 MW will be installed. Nevertheless, practical experience shows that the target to source 10% from renewables is not achieved in practice.		Increased monitoring of conditions on planning permissions
Open spaces	We have built on two former allotments and we have approved the loss of a further one.		In preparing the site specific allocations the Council will identify those allotments and open spaces it is necessary to protect.

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1 Barking and Dagenham context



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

1.1 Barking and Dagenham is one of 33 London Boroughs on the north-eastern fringes of Greater London. It borders the river Thames to the south and shares boundaries with the London boroughs of Newham, Redbridge and Havering. Barking and Dagenham is well serviced by the District line and C2C rail services and therefore has good public transport connections to central London.

1.2 The renaissance of Barking and Dagenham continues apace with a range of flourishing projects. This work and the wider regeneration agenda has contributed substantially to the Council winning the Most Improved Council 2008 award from the Local Government Chronicle. The Council's success has been founded upon delivering outstanding customer services, improving performance across the board and regenerating the borough.

1.3 There are more than 25 000 homes planned in the next 20 years within the borough with major schemes at Barking Riverside, Barking Town Centre and South Dagenham planned. The borough has also made substantial progress in economic regeneration through upskilling local residents, increasing business support and increasing employment opportunities.

1.4 In 2007, the borough had a population of 170 800, which was the 3rd lowest in London. Barking and Dagenham has potential for growth mostly in the London Thames Gateway area in the south of the Borough. If these developments take place, the population would increase by 40% to 238 600 by 2028.

2. One Barking and Dagenham

2.1 The Local development framework (LDF) is a statutory planning document and is critical to the delivery of the community strategy.

2.2 Our community strategy has 8 strategic objectives, the delivery of which will improve the life of our residents. Our planning documents follow on from the community strategy and are a crucial step in its implementation. How we help deliver these objectives via the planning system is summarised in table below.

Community strategy¹ 8 STRATEGIC PRIORITIES	<i>How we help deliver this through the planning system</i>
Promoting equal opportunities and celebrating diversity	We ensure that equalities and diversity issues are embedded in the LDF by undertaking equalities impact assessment for all planning documents and acting on the outcomes.
Raising general pride in the borough	We ensure new development is of the highest quality, locally distinctive and sustainable. In future, we will use the 'Building for life' assessment.
Developing rights and responsibilities	In line with our statement of community involvement, we involve the community in the planning of the borough.
Better education and learning for all	We ensure that opportunities for lifelong learning are increased by ensuring that primary schools, secondary schools, colleges and other learning institutions are properly planned and meet the needs of the boroughs increasing population.
Improving health, housing and social care	We address housing need by identifying opportunities to build more homes and ensure these are of the right type and tenure, built to 'Lifetime homes' standards, of an appropriate density and planned in synch with supporting community facilities and public transport. We ensure that new development is designed around the needs of pedestrians and cyclists, that our town centres remain the centre of community life and increase the opportunities for leisure and recreation.
Making Barking and Dagenham cleaner, greener and safer	We ensure that the design and location of new development minimises its impact on climate change, is designed in anticipation of its effects and creates safer more welcoming environments.
Regenerating the local economy	We ensure that there is a critical mass of employment land to meet the needs of business, that the vitality and viability of our town centres is enhanced and that opportunities are seized to increase residents' skills so they can compete for the new jobs created.

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¹ Note that the Council will publish its sustainable community strategy early 2009.

Our vision for the borough is contained in our local development framework. This is summarised below.

Barking and Dagenham's LDF Vision

To make Barking and Dagenham a successful borough by increasing the prosperity of our residents and the business community; improving quality of life for everyone and supporting social inclusion; creating an attractive, sustainable and cohesive community that we can be proud of and which encourages a sense of belonging and celebrates diversity; maintaining high environmental standards; and increasing our supply of family homes, affordable homes and social infrastructure.

3. Introduction

3.1 This is Barking and Dagenham's fourth annual monitoring report (AMR). The AMR was made a statutory requirement by the Planning and Compulsory Purchase Act 2004. It improves the effectiveness of the local planning system by:

- assessing the effectiveness of our planning policies and adjusting them as necessary;
- identifying environmental, economic or social issues which the local development framework (LDF) may be able to address;
- communicating to residents and other interested parties the performance of the LDF and current issues.

3.2 Consequently, it is the aim of this report:

- to report on the progress of producing the LDF (see section 5) and
- to assess the impact of the LDF, particularly the core strategy, which sets out the vision for the future planning of Barking and Dagenham and a range of planning policies focused on delivering this.

3.3 The Council has recently published its pre-submission core strategy for public consultation in advance of its submission to the Secretary of State for an independent examination. The Council is now using this document in assessing planning applications, but it is too early to say whether the core strategy is having the intended effect. However, the information in this annual monitoring report will help establish a baseline against which the performance of the core strategy can be assessed in the future.

3.4 The pre-submission core strategy contains an extensive monitoring framework that consists of over 50 indicators. These comprise four different types of indicators, which are:

1. **contextual indicators:** explain how things happening on a broader scale are affecting the borough, e.g. wider economic changes;
2. **significant effects indicators:** are focused on monitoring the sustainability impact of the core strategy;
3. **local indicators:** collect evidence that is locally important and not covered by the above;
4. **core output indicators:** are nationally set by central government and cover a broad range of land use and environmental subjects. These have recently been revised and in line with central government guidance are presented in a template. This is provided in appendix 2.

3.5 Steps we have taken to help us improve

In past years, we have identified a number of actions that we needed to take to improve the effectiveness of our local planning system. So far, we have:

- bought a new monitoring database that has facilities to collect information we need to monitor, such as renewable energy installations;
- helped to agree on a definition of family housing that can be monitored and achieved;
- identified which targets were not being met.

3.6 Ongoing actions

In addition, there are a number of actions that we have been working on and will continue to do so in future years. These are listed below.

- Review our monitoring systems and improve them in liaison with other agencies, such as the Greater London Authority (GLA) and the Environment Agency (EA).
- Review the delivery of family housing/affordable housing.
- Identify why certain targets have not been met and how best to respond to this through the local development framework.

3.7 We hope that this report will give you an insight into what is happening in Barking and Dagenham and interest you in getting involved in the planning of our borough. These planning documents form the basis for planning decisions taken by the Council and you can take part in helping us create a place that we are all happy to live and work in.

4. How we collect the information

4.1 The main sources of information provided in this report are from:

- **local planning application records:**
the Council has a 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) is submitting all residential and major non-residential applications to the GLA via an online database, based upon locally kept data. At the same time, the GLA is working on report functions that help analyse this information.
 - **Counting demolitions:**
the LDD currently counts demolitions at the point of completion of a development. In keeping with this methodology, this year, we are counting 33 demolitions, even though the demolition of 256 units in the Linton estate occurred this year. These figures will only show up on our database in a few years time, once the new development has been completed.
- **local sources:**
reports that originate locally, their authors and contributors. For example, we refer to the division's own scorecard (2007/08), which details the goals that we set ourselves internally and the Council's community strategy.
- **other organisations:**
the Environment Agency (EA), for example, collects information that does feed into the core output indicators (see section 8.2).

5. Progress of the local development scheme

5.1 *Planning and Compulsory Purchase Act 2004*

The Planning and Compulsory Purchase Act, which came into effect in September 2004, made a number of significant revisions to the planning system.

5.2 The local development scheme (LDS) is a new requirement of the Act. It is a three-year rolling project plan setting out what documents the local planning authority is proposing will make up its local development framework, the timetable for their preparation and key milestones against which progress will be measured.

5.3 The London Borough of Barking and Dagenham's first LDS was produced in early 2005 and came into effect on the 15th of March 2005. As work on the LDF progressed it became clear that the challenging targets were unlikely to be met and revisions to the LDS were made. The Council's second, revised, LDS came into effect on 6th September 2006. Changes to resource levels and emerging practice from across the country meant that in 2007 a further review of the LDS was required. This third version came into effect on 17th May 2007. Following a further review, the fourth and most recent version of the LDS formally came into effect in March 2008.

5.4 The revised LDS can be downloaded for free from the Council's web site at <http://www.lbbd.gov.uk/8-leisure-envir/planning/pdf/local-development-scheme.pdf>.

5.5 The document "Local Development Framework Monitoring: A good practice guide" (ODPM, 2004) contains advice on preparing the local development framework annual monitoring report. This guide states that, each annual monitoring report should assess the previous year in relation to the LDS, consider compliance with the timetable and milestones of the LDS and determine whether actions are needed to achieve any changes.

5.6 This section therefore deals with the period from 1st April 2007 to 31st March 2008. It looks at whether the milestones and targets for that period, as set out in the most recent LDS (2008) have been met and highlights where progress is falling behind schedule and/or further revisions to the LDS may be necessary.

5.7 *Progress against LDS milestones and targets*

5.7.1 Statement of community involvement

LDS milestone to be reached by 31st March 2008	Were these milestones met?	Are further changes needed to the LDS?
Binding inspectors report (June 2007)	Yes – the binding inspectors report was received in April 2007	No. This document has now been adopted.
Adoption and publication (August 2007)	Yes – the SCI was adopted by the executive on 12 th June 2007 and has now been published.	

5.7.2 Core strategy

LDS milestone to be reached by 31st March 2008	Were these milestones met?	Are further changes needed to the LDS?
Public participation on preferred options (March - April 2007)	Yes – the preferred options consultation took place between 19 th March and 21 st May 2007.	<p>Yes – subsequent milestones will not be met for two main reasons:</p> <ul style="list-style-type: none"> • A shortage of resources meant the DPD was not in a position to be submitted to the Secretary of State in June 2008 (as stated in the LDS). • The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 has amended the stages required for the production of DPDs. <p>The stages and milestones in the LDS will therefore need to be amended to incorporate the slippage that has occurred and to make them in-line with the new regulations. The pre-submission core strategy will be published for consultation on the 3 November 2008.</p>

5.7.3 Borough wide development policies

LDS milestone to be reached by 31st March 2008	Were these milestones met?	Are further changes needed to the LDS?
Public participation on preferred options (March - April 2007)	Yes – the preferred options consultation took place between 19 th March and 21 st May 2007.	<p>Yes – subsequent milestones will not be met for two main reasons:</p> <ul style="list-style-type: none"> • A shortage of resources meant the DPD was not in a position to be submitted to the Secretary of State in June 2008 (as stated in the LDS). • The Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 has amended the stages required for the production of DPDs. <p>The stages and milestones in the LDS will therefore need to be amended to incorporate the slippage that has occurred and to make them in-line with the new regulations. The pre-submission borough wide development policies will be published for consultation on the 3 November 2008.</p>

5.7.4 Site specific allocations

LDS milestone to be reached by 31st March 2008	Were these milestones met?	Are further changes needed to the LDS?
There are no milestones to be met between 1 st April 2007 and 31 st March 2008.	n/a	Yes - the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 has amended the stages required for the production of DPDs. The issues and options report was consulted on from 30 June 2008 to 11 August 2008. The next stage will be consultation on the pre-submission version of the document as the preferred options stage no longer exists.

5.7.5 Joint waste DPD

LDS milestone to be reached by 31st March 2008	Were these milestones met?	Are further changes needed to the LDS?
There are no milestones to be met between 1 st April 2007 and 31 st March 2008.	n/a	Yes - the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 has amended the stages required for the production of DPDs. The LDS will therefore need to be revised so that the stages and milestones are in line with the new regulations. Consultation on the preferred options report took place from Monday 7 April 2008 to Monday 19 May 2008.

5.7.6 Barking town centre area action plan

LDS milestone to be reached by 31st March 2008	Were these milestones met?	Are further changes needed to the LDS?
There are no milestones to be met between 1 st April 2007 and 31 st March 2008.	n/a	Yes - the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 has amended the stages required for the production of DPDs. The LDS will therefore need to be revised so that the stages and milestones are in line with the new regulations. The preferred options report was consulted on from 30 June 2008 to 11 August 2008.

5.7.7 Urban design framework supplementary planning document

LDS milestone to be reached by 31st March 2008	Were these milestones met?	Are further changes needed to the LDS?
Consultation on draft SPD (June - July 2007)	Yes – consultation took place from 12 th June to 31 st July 2007.	No – the urban design framework has been adopted.
Consider representations and	Yes – the representations were	

amend SPD (August - September 2007)	considered and amendments made in August and September 2007.	
Adoption and publication (October 2007)	Yes – the SPD was adopted by the LDF steering group on 30 th October 2007 and ratified by the executive on 6 th November 2007.	

5.7.8 Community benefits supplementary planning document

LDS milestone to be reached by 31st March 2008	Were these milestones met?	Are further changes needed to the LDS?
Pre-production: survey and evidence gathering (January – April 2008)	Yes – pre-production work for this SPD commenced in January 2008.	Yes - the timetable will need to be amended as work on this SPD was delayed as resources were committed to the delivery of the site specific allocations issues and options report and the pre-submission core strategy and borough wide development policies.

5.7.9 As of March 2008, all 8 of the milestones for the production of the Council's LDF documents have been achieved against the 2008 version of the LDS, based upon those milestones set out for the period 1st April 2007 to 31st March 2008.

5.7.10 Based on the issues set out above, the LDS will be revisited again and updated to reflect the slippage that has occurred on the core strategy and borough wide development policies DPDs and community benefits SPD and to incorporate the new requirements of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.

6. Housing and infrastructure

6.1 Housing

6.1.1 Housing is a key priority area in the London Borough of Barking and Dagenham. Parts of Barking's town centre, such as the Linton's and Gascoigne Estate are in the process of being regenerated and this represents an opportunity to improve the mix and balance of the homes in our borough.

6.1.2 The table below illustrates how the indicators provided in this report relate to our draft housing policies. These indicators are referred to throughout this chapter.

Indicator (Reference)	Policy							
	CM1: General Principles of Development Location	CM2: Managing Housing Growth	CC1: Affordable Housing	CC2: Family Housing	CP3: High Quality Built Environment	CC3: Social Infrastructure to Meet Community Needs	CC4: Achieving Sustainable Growth through Developer	
Gross Affordable Housing Completions CO (H5)			●					
% of affordable housing units that are social rented (CC1 (d))			●					
% of affordable housing units that are intermediate (CC1 (c))			●					
% of the total number of housing units completed that are affordable (CC1 (b))			●					
Unit Mix (CC2)				●				
Housing Quality - Building for Life Assessments CO (H6)					●		●	
Developer contributions (CC4 (a))	●	●				●	●	
Average house price in relation to income (CC1 (e))			●					

Delivery of Housing Target

6.1.3 This year, a new housing target, as specified in the revised London Plan (2007), has taken effect. This is set at 1 190 units per year. Even though we have built more homes than last year, we have not achieved the new target for 1 190 additional units (see fig. 2).

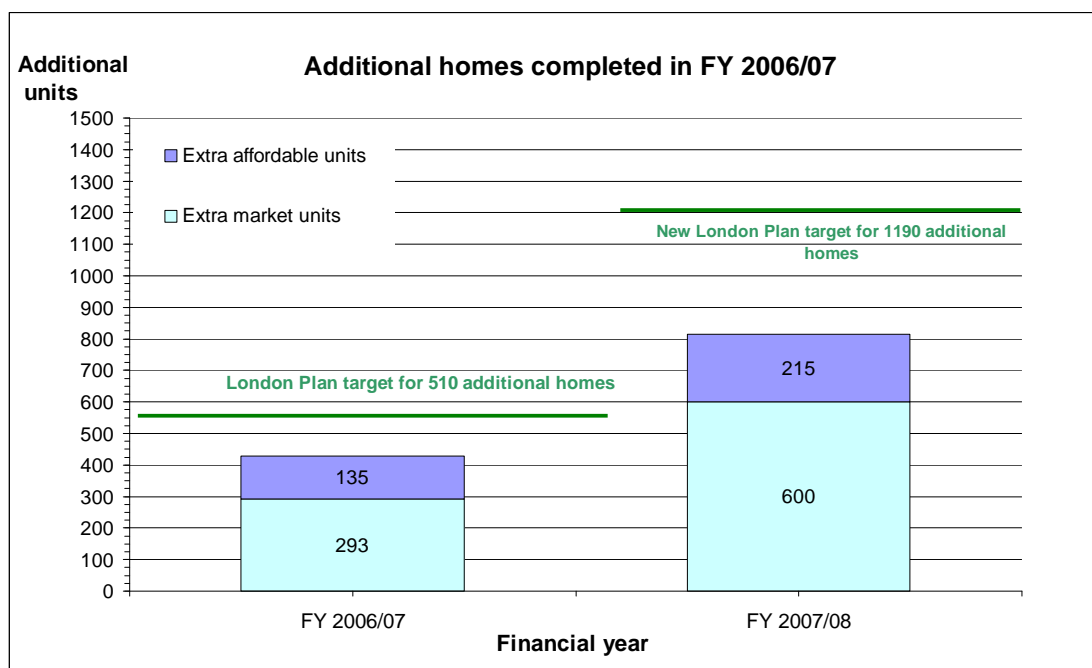


Figure 2 In the last year, the housing target has been revised and even though we have built more units compared to last year, we have not reached the new target. Completion data for last year has been revised in line with latest evidence that has emerged. In the FY 2007/08, 815 additional units were newly built, of which 215 or 24% are affordable.

Delivery of the affordable housing target

6.1.4 The London Plan (2007) calls for half of all additional units to be affordable. Within that 70% should be socially rented and 30% intermediate

6.1.5 This target is challenging for town centre estate regeneration projects in Barking. For example, the unpopular Linton’s estate, consisting mostly of socially rented units, was demolished in FY 07/08 (see also section 4). A new development, consisting of a mix of socially rented and intermediate homes, alongside commercial floor space, community facilities and a new public square, is planned.

6.1.6 In the FY 2007/08, we have not achieved the London Plan target. Of the **extra** houses we have built, only 24% are affordable. Of **all** the houses that have been newly built, 27% are affordable. The summary table below contains data for indicators CC1 (a-d).

Completions for 07/08				
Tenure	Number	Outcome	Target	On target?
Socially rented	113	53%	70%	No
Intermediate	119	55%	30%	Yes
Affordable additional units	215	24%	50%	No
Affordable houses gross	232			
			595 units	No
Market	616	76%	50%	
Total	815	100%	1 190 units	No

Planning approvals

6.1.7 Planning permissions for 11 569 additional units were granted in the FY 2007/08. Of these, most units come from the outline application for Barking Riverside, with plans for 10 800 units (planning reference 04/01230/OUT). If these approvals come forward as planned, then we will meet the overall London Plan housing and affordability targets for intermediate units.

Approvals for 07/08				
Tenure	Number	Outcome	Target	On target?
Socially rented	2 262	49%	70%	No
Intermediate	2 322	51%	30%	Yes
Affordable additional units	4 584	40%	50%	No
			595 units	Yes
Market	6 985	60%	50%	
Total	11 569	100%	1 190 units	Yes

Family accommodation – completions outside Barking’s town centre

6.1.8 Over the past three years, we have found that the delivery of family units overall was below target. This year however, we found that in places outside Barking’s town centre, more than 40% of units on major schemes were built for families (see fig. 3 below). Despite this, this figure is, at 6%, still low within Barking’s town centre (local indicator CC2). The same pattern can be observed in newly approved schemes that will be coming forward in future years.

6.1.9 Ways of incorporating family housing into town centre developments need to be explored to ensure viable and balanced developments are achieved.

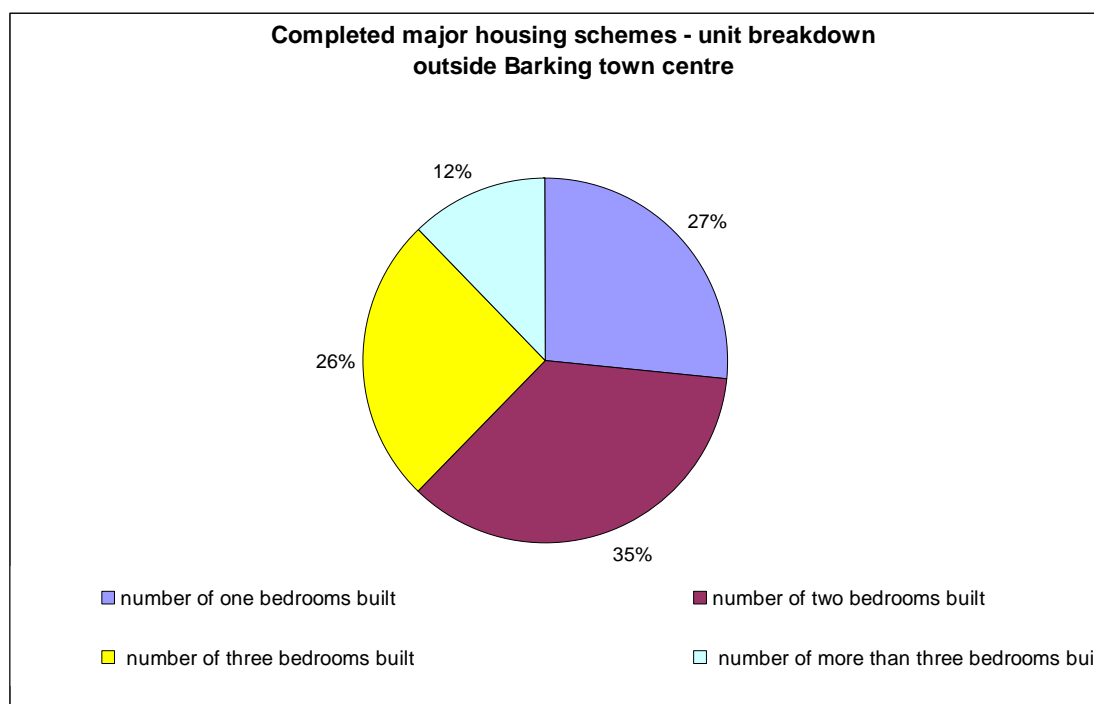


Figure 3 Outside Barking’s town centre, more than 40% of all the new homes are built for families.

Future houses

6.1.10 To put our annual housing delivery into context, we compared it to how many houses we have built in the past to how many houses that are going to be built in the future. This helps us plan for physical and social infrastructure during the plan period.

6.1.11 Projections about future housing delivery are worked out by adding up the estimated completions for individual sites year by year. These are summarised in what is called a trajectory. The trajectory also contains past completions.

6.1.12 Our current projections show, that even though there is a shortfall of delivery against the target in the next two years over a five year period we plan to build an additional 1 703 homes on average every year – which is above target.

6.1.13 Going beyond this, our plans to built 22 782 additional homes in the next 15 years are summarised in appendix 3.

6.1.14 Current projections show, that we will not meet our new housing target in the next two years (see fig. 4).

6.1.15 However, once large housing sites, such as the UEL, Lymington Field, Linton's, Gascoigne and Barking Riverside come forward, we will exceed our target and make up for our earlier shortfall.

6.1.16 Nevertheless, if all large housing sites come forward as currently planned, then we will have built a total of 29 460 additional homes by 2023 since the UDP was adopted in 1995. This is above our composite target of 26 980 additional homes over that period.

6.1.17 The current projected timings for these major sites are shown in figure 4 and appendix 3. This information is sourced from planning applications and the latest position from development agencies and housebuilders. However, the successful delivery of some of these schemes will depend on the provision of improved public transport and may be affected in the short term by the current economic downturn.

6.1.18 The Council has started a strategic housing land availability assessment in collaboration with the GLA. This will result in a new target being set.

Future affordable houses

6.1.19 We have done the same summary of past completions and future projections for affordable houses. The data underlying the trajectory can be seen in appendix 4.

6.1.20 The trajectory below (see fig. 5) shows that we will not meet our affordable homes target in the next two years.

6.1.21 However, once major schemes as listed above come forward, we will catch up.

6.1.22 If we would deliver exactly the target each financial year from 2004 until 2017 respectively, then by 2017, we should have built a total of 7 290 additional affordable homes.

6.1.23 Current projections, based on plans that the Council is working on, indicate that we plan to build 7 323 additional affordable homes in the fourteen years spanning from 2004 to 2017, which is above our target for that period.

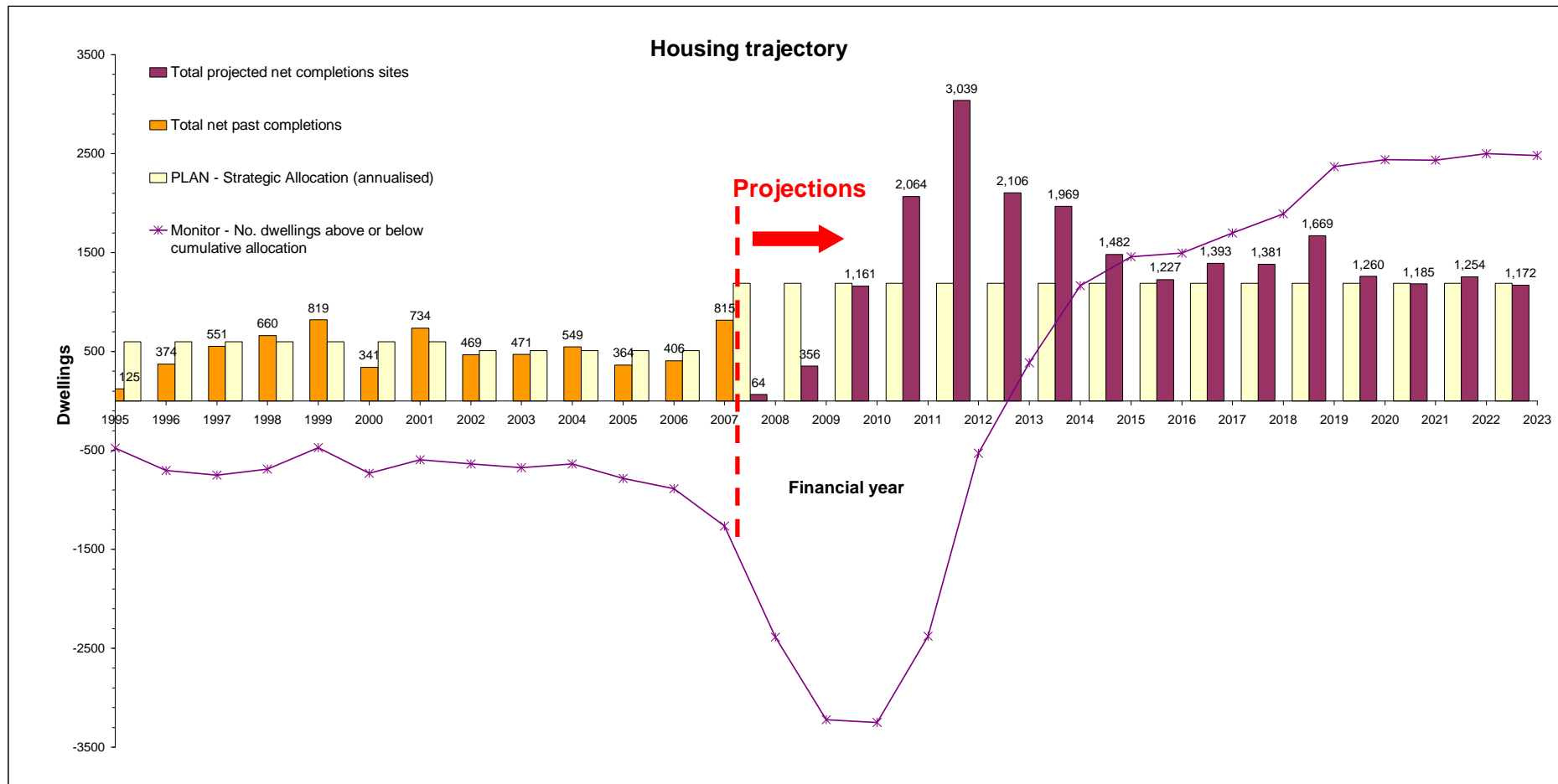


Figure 4 The housing trajectory shows past completions and future projections in columns compared to the housing target, which changed over time from 600 (UDP), to 510 (London) and was raised to 1 190 from financial year 2008 onwards. The monitor line shows how far ahead or behind we are in delivering our target: in 15 years time: 2 480 units additional to those planned in our annual target will have been built, if works proceed as planned. The information, on which this trajectory is based on, is shown in appendix 3.

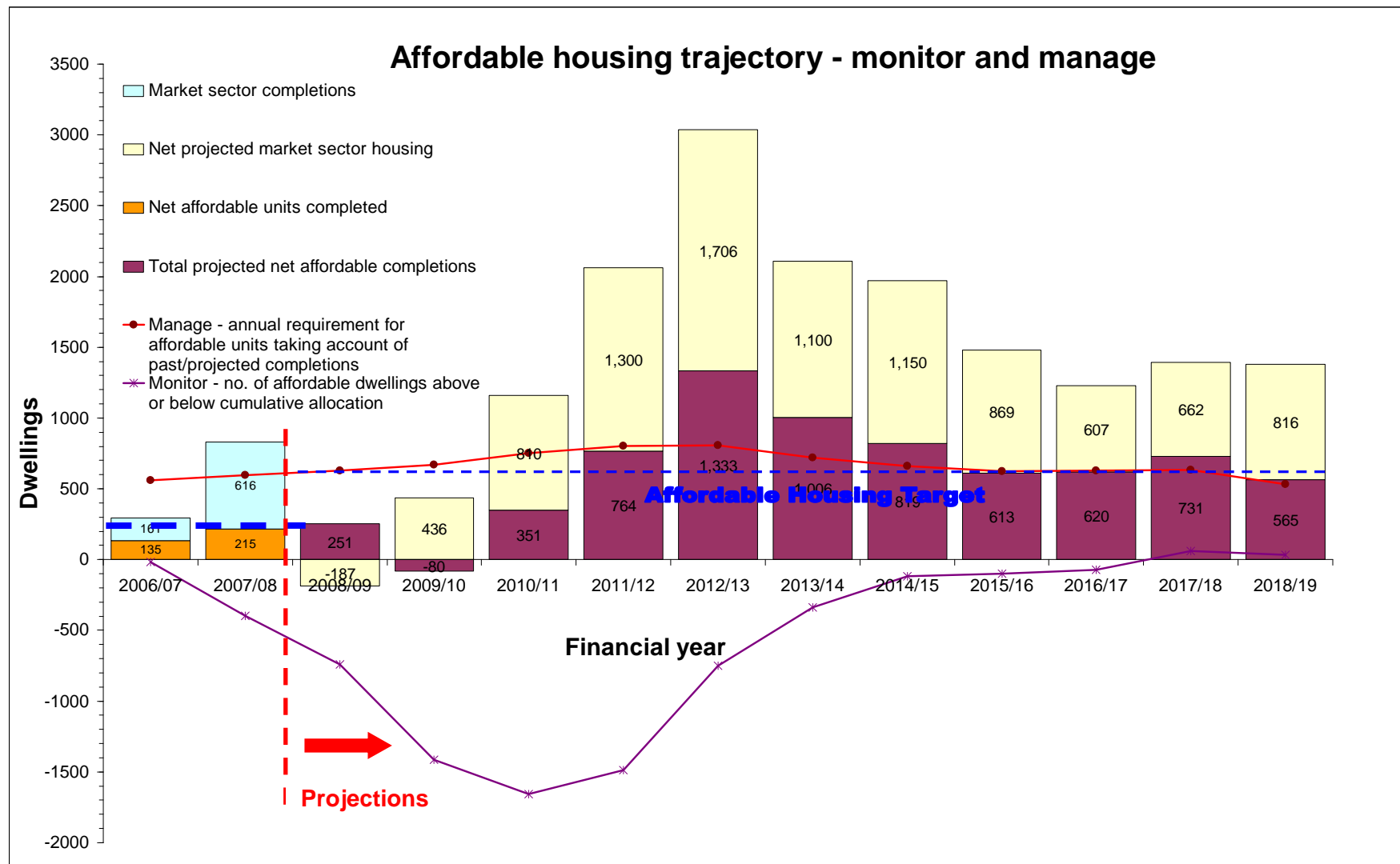


Figure 5 The affordable housing trajectory shows past completions and future projections in columns in comparison to the affordable housing target of 128 over the last two years (London Plan 2004). From this year onwards, the target has risen to 50% of 1190, or 595 (London Plan 2007). The information on which this trajectory is based on is shown in appendix 4. .

House prices

6.1.24 There was a steady rise in house prices throughout FY 07/08 (see fig. 6 below). Prices had reached a peak in March/April 2008.

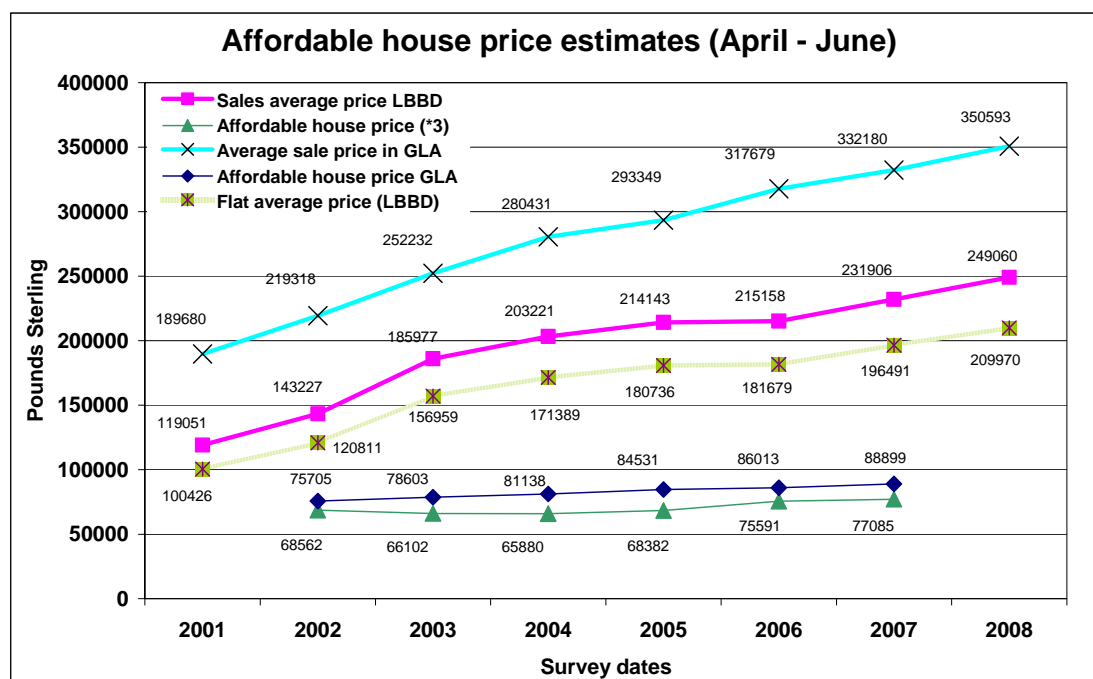


Figure 6 Average sales price in relation to affordable house prices. Source: Land registry data, October 2008 and income data from NOMIS and ASHE (local indicator CC1 (e)).

6.1. 25 In 2007/08, someone on an average income in Barking and Dagenham would have had to borrow approximately 8 times their salary to afford a home.

Table 2 Income – house price ratios. Source: Land registry data, October 2008 and income data from NOMIS and ASHE.

<i>Income/house price ratio</i>							
Financial year	2002	2003	2004	2005	2006	2007	2008
Income required for purchases (average price) – LBBD	6.27	8.44	9.25	9.39	8.54	9.20	9.69
Income required for purchases (lowest price – flat LBBD)	5.29	7.12	7.80	7.93	7.21	7.65	8.17
GLA ratio price/Income	5.68	7.10	7.51	7.60	7.50	8.09	8.40
Estimated average income							
Average wages (LBBD)	22 854	22 034	21 960	22 794	25 197	25 695	
GLA average	25 235	26 201	27 046	28 177	28 671	29 633	
GB average	20 456	21 233	22 132	23 016	23 482	24 124	

6.1.26 At the same time, numbers of sales have fallen. Locally, from spring 2007 to spring 2008 sales fell by over 50%. From January and June 2008 sales fell by 33% but across Greater London only by 19%.

6.2 Infrastructure

6.2.1 Funding and planning for infrastructure alongside housing and employment facilities is crucial to the success of our communities and represents the key challenge of spatial planning.

6.2.2 Major transport infrastructure developments that are planned within the Council are Crossrail, East London Transit and Docklands Light Railway (DLR).

6.2.3 Current social infrastructure developments are listed below.

- **New library:** work continues in the area around the recently completed new Barking central library. The library also contains teaching facilities provided jointly by the Adult College, Barking College and the University of East London and the Councils' first one stop shop (OSS). The purpose of the OSS is to provide residents with easy access to Council services and also other public services and a cafe.
- **Barking town centre public realm:** works in the public area to improve the built and natural environment for those who pass through, live and work in Barking.
- **Dagenham Heathway public realm improvements:** developments are underway to build a new library containing an additional One Stop Shop.

6.2.4 In the financial year 2007/08, the social infrastructure developments, as listed below, were completed. The location of these developments is illustrated in figure 7.

Social infrastructure		
Description	Address	Planning reference
Construction of police control box and briefing room	Football Ground, Victoria Road, Dagenham, Essex, RM10 7XL	07/00057/FUL
Demolition of existing buildings and erection of police custody and patrol base, new riverside walk and works to river wall	Former Lama Petroleum, Fresh Wharf Estate, Fresh Wharf Road, Barking	07/01014/FUL
Change of use to day nursery	22-26 Church Street, Dagenham, Essex	07/00255/FUL
Conversion to day nursery	212 Becontree Avenue, Dagenham, Essex, RM8 2TR	06/00061/FUL
New childrens centre	Leys Primary School, Leys Avenue, Dagenham, Essex, RM10 9YR	07/00597/REG3
New testament church	Former Elim Pentecostal Church (next to 301) Ripple Road, Barking, Essex	05/00404/FUL
Sports and community centre (Dagenham park community school)	Dagenham Prior School Site, School Road, Dagenham, Essex	03/00892/REG3
Rear extension to form veterinary surgery with 2bed flat above	191 Broad Street, Dagenham, Essex, RM10 9JD	07/01003/FUL
Conversion of doctors surgery to 2 flats	7 Felhurst Crescent, Dagenham, Essex, RM10 7XT	08/00073/FUL

6.2.5 In certain circumstances, the council can enter into an agreement with a developer to provide new infrastructure either directly or in the form of payment. These agreements are called 'S106 agreements'. Listed in the table below are the contributions agreed towards infrastructure in 2007/08 (local indicator CC 4 (a)). The location of these planned improvements is illustrated in figure 7.

Details of provisions	Address	Development?	Planning reference
Riverside walk	J A Symes Limited Town Quay Barking IG11 7AY	Erection of 6/7 storey building comprising commercial use (Class A1/A3/A4) on part of ground floor and 52 residential units above comprising 34 one bedroom flats, 17 two bedroom flats and 1 three bedroom flat together with ancillary car parking and riverside walk.	06/00637/ FUL
£200 000 contribution linked to the purposes of East London Transit Public realm works at the sole discretion of the local planning authority	98-100 Abbey Road Barking Essex IG11 7BT	Erection of 2 seven storey buildings, comprising 32 one bedroom flats, 41 two bedroom flats and 7 three bedroom flats with associated landscaping, car parking.	06/00675/ FUL
Highway works – road widening Energy scheme Local Infrastructure contribution - £100 000 Parking provision	Town Square Phase II Barking	Submission for approval of reserved matters: siting, design and external appearance, means of access and landscaping for Phase 2 of mixed use development for Barking Town Square including five blocks with commercial floorspace of 4,505 sq metres (Use Classes A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments), B1 (business) and 272 residential units and an extensive public realm area together with parking and servicing areas including 50 public car parking spaces.	06/01249/ REM
£50 000 contribution to Abbey Road Public realm	Site Of The Fishing Smack, 92 Abbey Road, Barking	Erection of 2, 4, 5 and 6 storey building comprising car parking and gallery on ground floor, restaurant, bar/cafe and gallery on first floor and 14 flats and 1 live-work unit above (revised proposal).	07/00136/ FUL
Local labour scheme to notify the Councils S, L & E team regarding job opportunities before advert, create links with education establishments and links to allow local businesses	Allotment Gardens, Crescent Road Dagenham	Residential development comprising 100 residential units (20 no. 1-bed flats, 36 no. 2-bed flats, 12 no. 2-bed houses, 27 no. 3-bed houses and 5 no. 4-bed houses) with associated landscaping and parking.	07/00939/ FUL

Details of provisions	Address	Development?	Planning reference
to provide goods and services for the development			
£51 000 for environmental improvements to public foot path to south of site involving resurfacing, lighting improvements & CCTV	588 Rainham Road South, Dagenham, Essex RM10 7XD	Redevelopment of the site to provide 3 no. one-bedroom and 8 no. two-bedroom flats within a three-storey building with a disabled parking bay, cycle storage and associated landscaping.	07/01218/FUL

6.2.6 Furthermore, the Planning Bill has introduced the community infrastructure levy, which is a more systematic type of financial contribution by the developer to the council to aid in the creation of infrastructure. The Council is currently producing a community infrastructure levy supplementary planning document. In this document, we aim to establish a standard charge based on the cost of providing the necessary infrastructure to meet the needs of new development. We will also identify what infrastructure the proceeds will be spent on.

6.2.7 The success of the delivery of well serviced, good quality housing has been, in the past a difficult area to assess. As a result, the Commission for Architecture and the Built Environment (CABE) has created a new way of assessing the quality of developments via a range of criteria, such as accessibility, quality of design and use of public spaces. This is called the 'Building for life standard'. We are currently working towards implementing this standard and putting monitoring systems for this indicator in place.

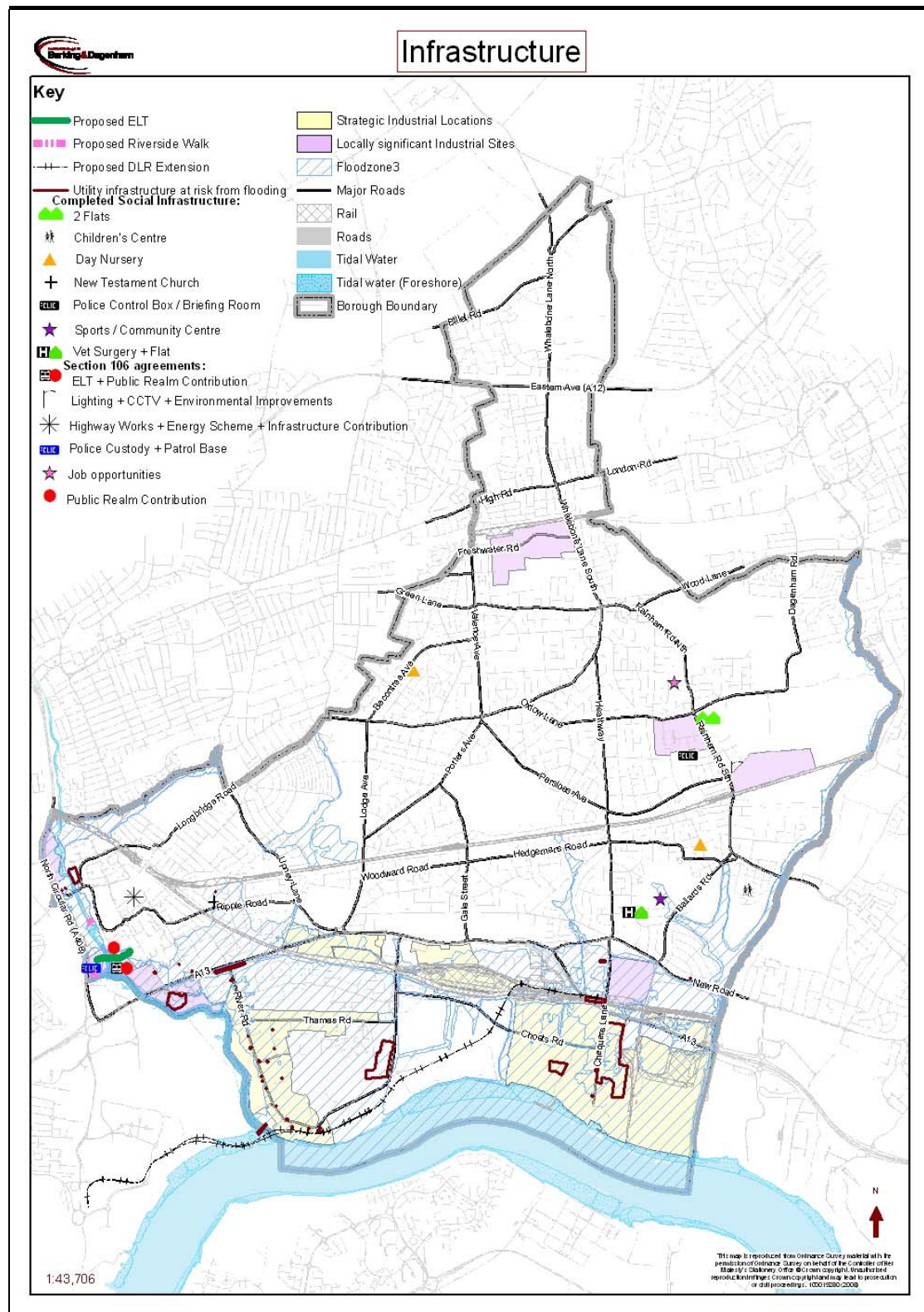


Figure 7 Schematic illustrations of recently completed and planned infrastructure developments in the borough.

7. Town centre uses and employment

We want to build mixed and balanced communities. By this we mean that we aim to provide a range of different uses such as houses, shops, health centres, libraries and offices together so that people do not have to travel to different destinations to shop, work, take out a book and visit the doctor. At the same time, it is also necessary to zone land for certain employment uses which require large sites and good road access. These uses include manufacturing, waste management and logistics uses. For this reason, we designate certain areas in our planning documents as employment land.

The table below illustrates how the indicators provided in this report relate to our draft core strategy policies on town centre uses and employment. These indicators are referred to throughout this chapter.

Indicator (Reference)	Core Strategy Policy			
	CM 5: Town Centre Hierarchy	CE 1: Vibrant and Prosperous Town Centres	CE 3: Safeguarding and Release of Employment Land	CE 4: Mix and Balance of uses within Employment Areas
Total amount of floorspace for 'town centre uses' CO (BD4)	●	●		●
Total amount of additional employment floorspace CO (BD1)			●	●
Total amount of employment floorspace on previously developed land - by type CO (BD2)			●	●
Employment land available – by type CO (BD3)			●	●
Number of active/safeguarded wharves and their capacity (CE4 (a))			●	●
Amount and type of trade tonnages on port terminals (CE4 (e))			●	●
Production of primary land won aggregates CO (M1)			●	●
Production of secondary and recycled aggregates CO (M2)			●	●

7.1 Town centre uses

7.1.1 Barking and Dagenham's town centres are the hub of community life. Barking is the main shopping centre and other important centres include Dagenham Heathway, Green Lane and Chadwell Heath. There are also a network of neighbourhood centres which provide a range of shops and services within walking distance to people's homes.

7.1.2 In 2007/08, there have been a number of developments in some sectors and these are listed in table below (core output indicator BD4). The location of these developments is illustrated in figure 8 below.

7.1.3 The borough's town centres are being reinvigorated by new mixed use developments and environmental improvements. Examples include the Barking town square development which has provided a new library and one stop shop, hotel, flats and will also include an arboretum and supermarket. In Dagenham Heathway, a new library and one stop shop is being built and award winning improvements to the street environment have been completed.

Table 1 Summary of commercial developments in 2007/08 (core output indicator BD4).

Losses A1 floorspace (m2)	40	
Gains A1 floorspace (m2)	377	Commercial use in Town Quay New Shop in Longbridge Road
Net A1 (m2)	337	
Losses A2 floorspace (m2)	0	
Gains A2 floorspace (m2)	232	
Net A2 (m2)	232	
Losses A3 floorspace (m2)	0	
Gains A3 floorspace (m2)	882	2 new restaurants: 1. Dagenham Road 2. Station Parade Coffee bar extension in Bennett's Castle Lane
Net A3 (m2)	882	
Losses D2 floorspace (m2)	935	Loss of snooker centre in Broad Street to residential development
Gains D2 floorspace (m2)	2 685	Extension to shipping/receiving market place at Ford motor company Retention of community centre at Oxlow Lane
Net D2 (m2)	1 750	

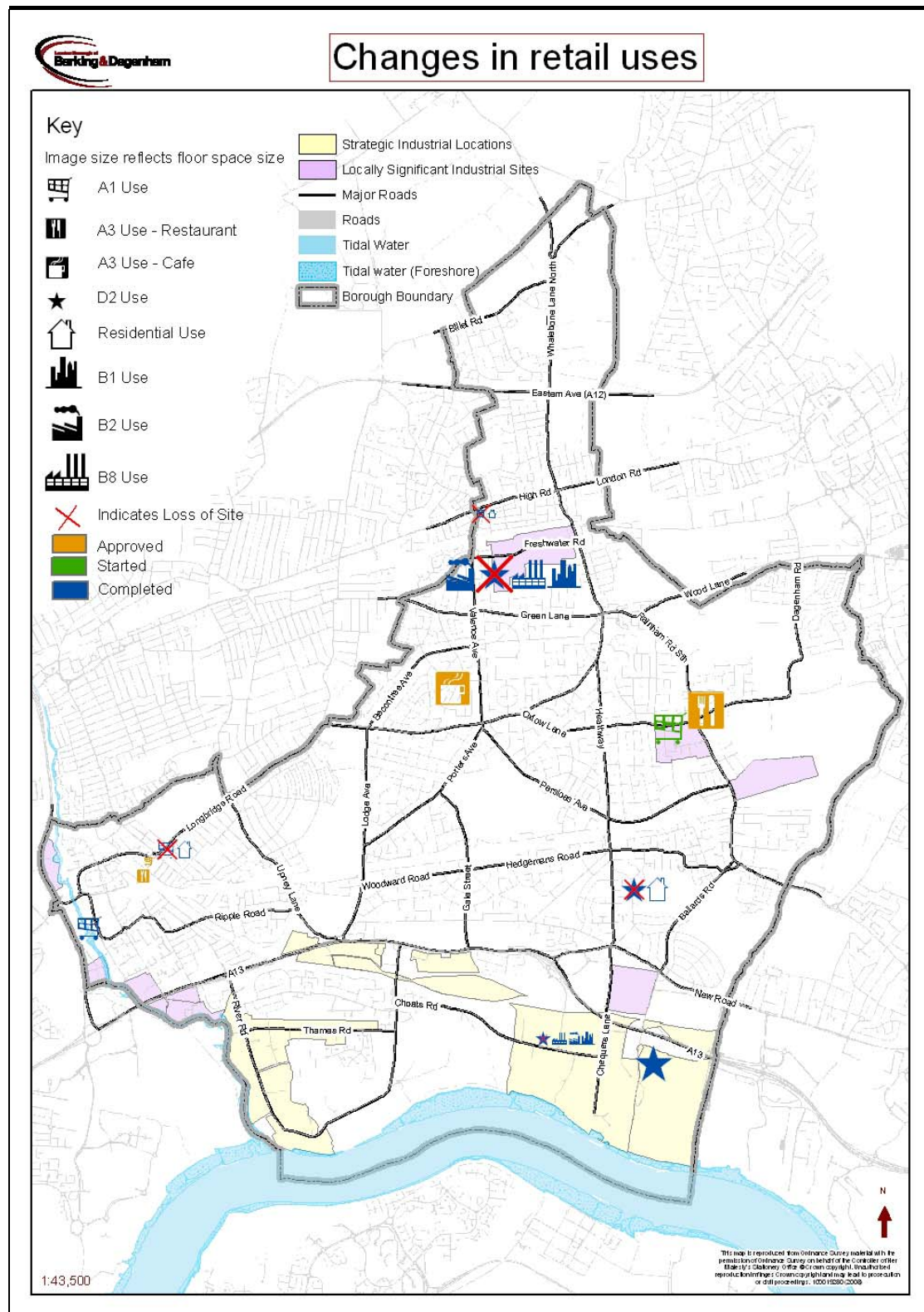


Figure 8 Schematic illustration showing the location of new town centre uses in the borough (core output indicator BD4).

7.2 Employment land

7.2.1 In the financial year 2007/08, a number of developments were completed in the employment sector. Together, they amounted to 21 184 square metres of new floor space (core output indicator BD1). The location of these developments is illustrated in figure 10. The majority of these developments were general industrial (use class B2). A large proportion of new developments were also in the storage and distribution sector (use class B8). This is illustrated in figure 9 below.

7.2.2 Amongst the developments were:

- a business and industrial warehouse in Trafalgar Business Park 77 - 87 River Road,
- a new industrial warehouse and recycling facility in Choats Road,
- a new industrial unit for tyre storage in Lyons Site Alfreds Way,
- a self storage building in Riverside Works, Hertford Road.

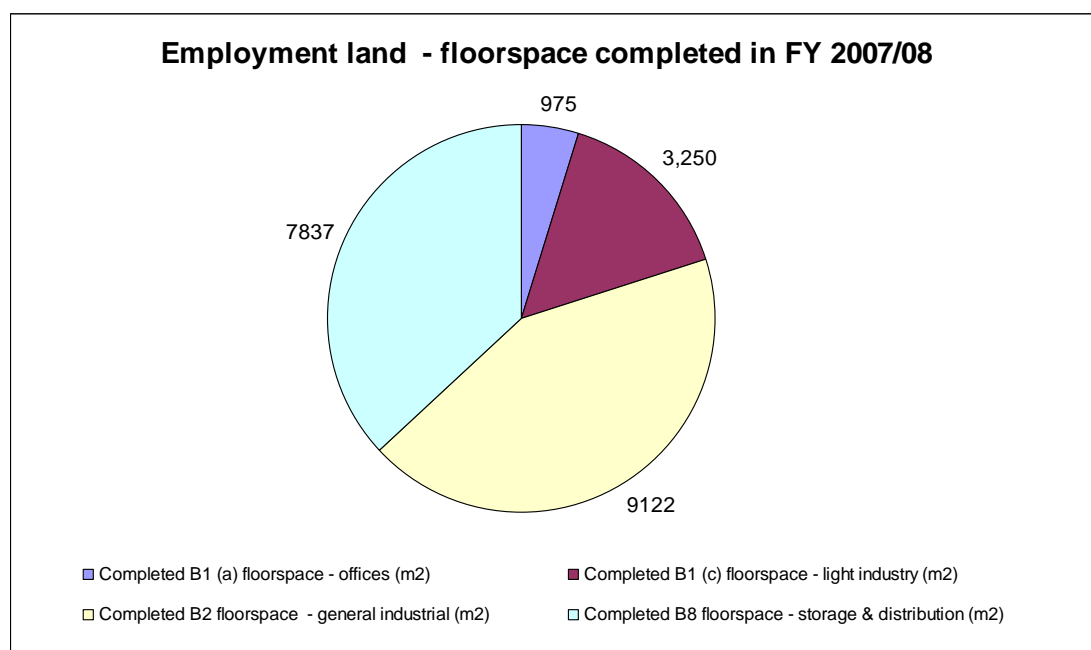


Figure 9 Most of the floorspace completed for employment land in FY 2007/08 are for general industrial use (use class B2). Also, a large part of the developments are for warehouse and distribution use (use class B8).

7.2.3 A number of former employment sites were lost to residential development and these are:

- 1 Loxford Road,
- 60 - 78 Abbey Road,
- 98-178 Abbey Road,
- J A Symes Limited/Town Quay,
- Garage site/Eastbrook Avenue.

7.2.4 However, developments that together add up to over 80 000 square metres of non-residential floor space are currently in the pipeline (see table 2 and fig.11 below).

Table 2 Summary of employment land developments in FY 2007/08.

Borough reference	B1 (a) floorspace (m ²)	B1 (b) floorspace (m ²)	B1 (c) floorspace (m ²)	B2 floorspace (m ²)	B8 floorspace (m ²)	Floor space total (m ²)	Proposed non res site area (ha)	Proposed residential site area (ha)	Proposed total residential units
SUM losses	64	0	250	36 136	43 859	80 309	22.78	2.52	360
Sum gains	975	0	3 250	9 122	7 837	21 184			
Net gains	911	0	3 000	-27 014	-36 022	-59 125			
Sum pipeline			28 314	16 926	38 534	83 774			

7.2.5 Nevertheless, the net losses of employment floor space are a sign of continuous decline of employment land. In Barking, large sections of employment land remain derelict, due to the national decline of the manufacturing industry that was historically strong in Barking and Dagenham. While there are a number of new developments under way, there is a danger that storage and distribution developments will take a dominant role in Barking and Dagenham. This is not generally conducive to a vibrant employment sector. For this reason, the draft core strategy policies have identified Dagenham Dock as a sustainable industrial park and resist large scale warehousing north of the A13 to ensure it does not crowd out the provision of affordable workspace.

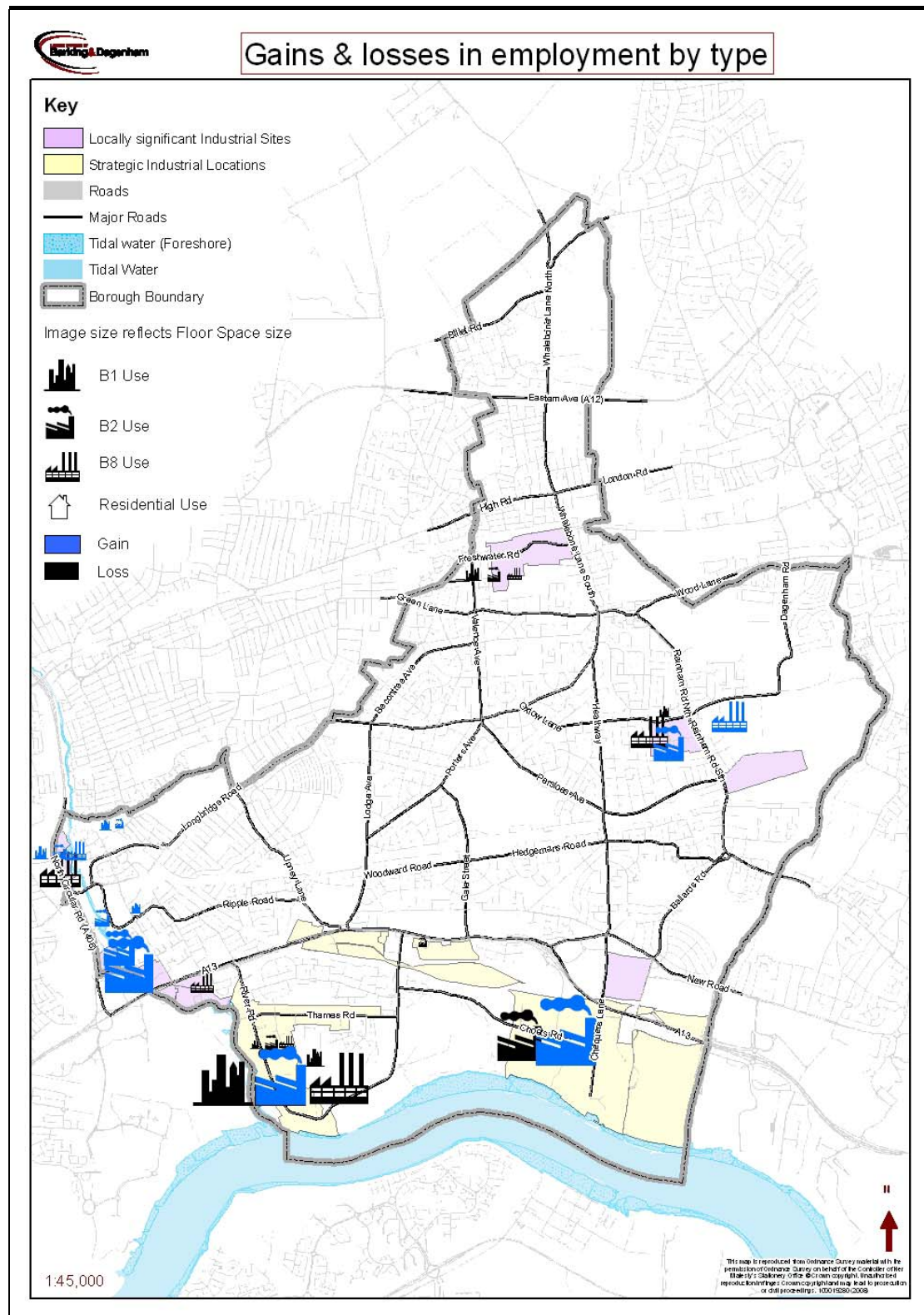


Figure 10 Schematic illustration showing the location of newly completed schemes in the employment sector (core output indicators BD1 and BD3). The map above also shows the use class of the development was that was on the site previously.

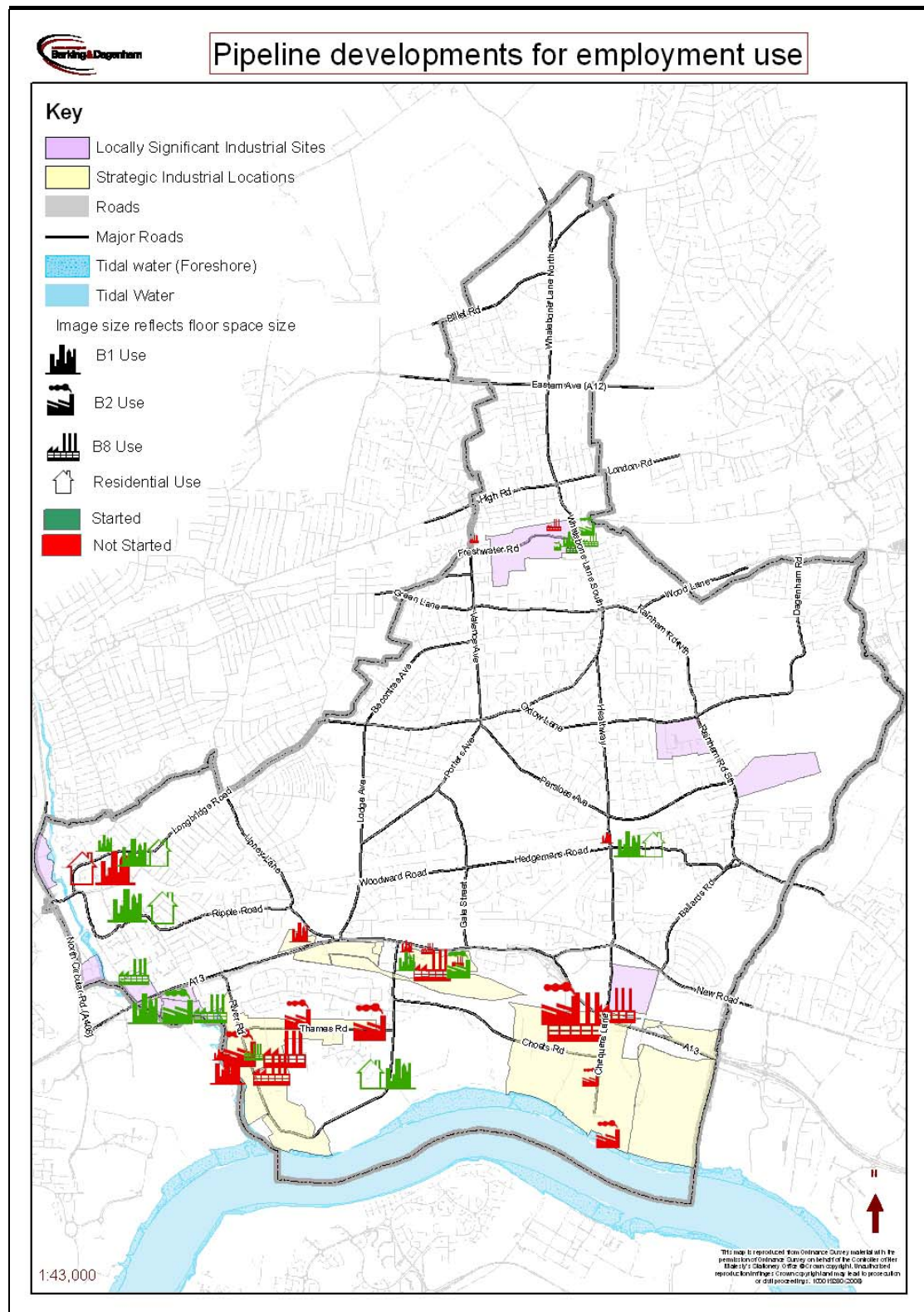


Figure 11 Schematic illustrations of pipeline developments in the employment sector.

7.3 Aggregate production

7.3.1 Barking and Dagenham has gravel reserves that are being exploited for primary aggregates. The gravel pits that are left are subsequently in-filled by inert waste. The Marks Warren site in the northern part of the borough is the last site that remains in operation.

7.3.2 Compared to last year, production of primary aggregates has doubled in Barking and Dagenham (core output indicator M1). In addition, its significance as a producer of secondary aggregates is maintained: there are three companies in the southern part of the borough that process construction and demolition waste to produce secondary aggregates (core output indicator M2, see also appendix 2).

7.3.3 In future years, the scale of regeneration projects planned in the borough should increase the production of locally produced secondary aggregates.

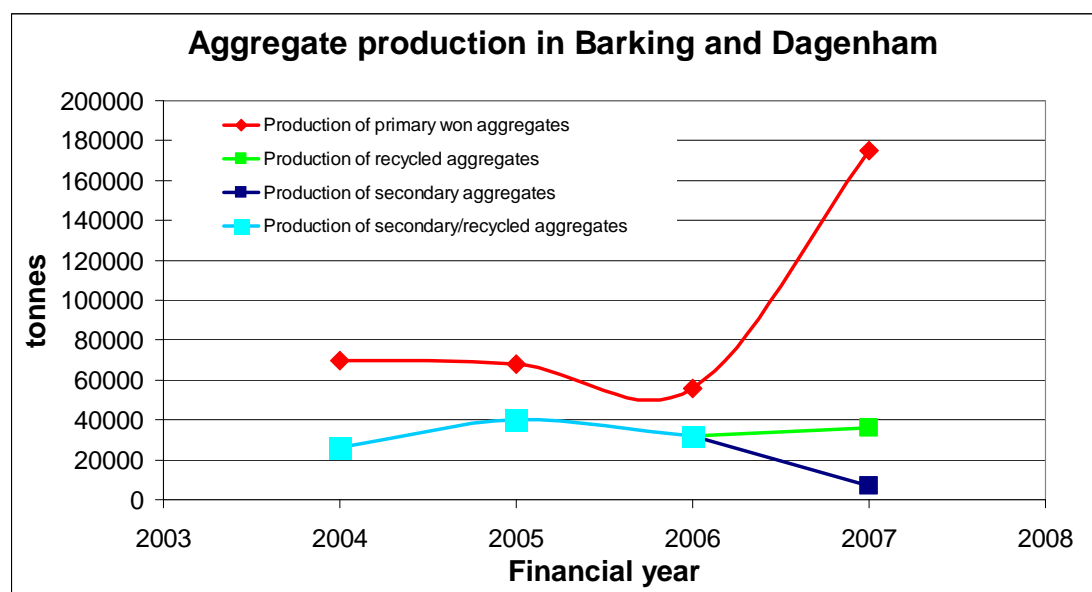


Figure 12 Production of primary aggregates has doubled compared to last year. The production of secondary aggregates in LBBDD has been maintained. To improve our accuracy in reporting, we started to differentiate between secondary and recycled aggregates, which have different process streams (core output indicator 5).

7.3.4 Most importantly, Barking and Dagenham takes on a role of regional significance for aggregates and other cargo trade via its wharves.

7.3.5 Barking and Dagenham has 14 wharves that have been safeguarded by ministerial direction for cargo-handling and related uses. In addition, Alexander Wharf which had not been safeguarded was reactivated recently.

7.3.6 Data provided by the Port of London Authority shows that over 1.3 million tonnes of aggregates are being shipped into and away from terminals in the borough. This figure has risen slightly compared to last year, but has been relatively stable over recent years. Overall, the borough handles around 3 million tonnes of river cargo (local indicator CE 4 (b), see fig. 13 below). Barking and Dagenham handles the largest volume of cargo in the Greater London part of the Port of London.

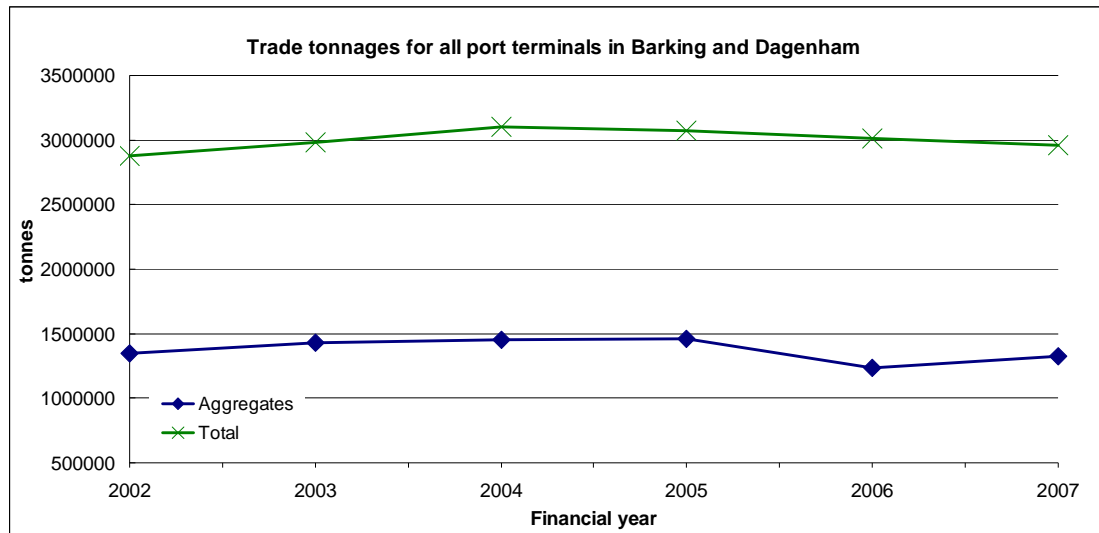


Figure 13 Trade tonnages for all port terminals in Barking & Dagenham. Generally, aggregate trade has remained around 1.5 million tonnes and total trade around 3 million tonnes, throughout the years. Source: Port of London Authority, 2007.

8. Environment

As a sign of general recognition in this area of work, Barking and Dagenham has been awarded Beacon status for climate change. That means that for one year, Barking and Dagenham will be responsible for sharing best practice found in the borough with local authorities nationwide. The core strategy maintains this pioneering work through policies which aim to ensure that developments minimise their impact on the environment by being built to high standards of energy efficiency, harness more sustainable forms of energy, use water more efficiently and maximise opportunities for wildlife and habitats to flourish.

The table below illustrates how the indicators provided in this report relate to our draft core strategy environmental policies. These indicators are referred to throughout this chapter.

Core Strategy Policy	Indicator (Reference)				
	Renewable energy generation (CO E3)	Change in areas of biodiversity importance (CO E2)	Number of planning permissions granted contrary to the advice of the Environment Agency (CO E1)	Capacity of new waste management facilities (CO W1)	Amount of municipal waste arising, and managed by management type (CO W2)
CM 1: General Principles of Development Location		●	●		
CR 1: Climate Change and Environmental Management	●	●	●	●	●
CR 4: Flood Management			●		
CR2: Preserving and Enhancing the Natural Environment	●	●	●		
CR3: Sustainable Waste Management	●			●	●

8.1 Energy and flooding

8.1.1 Barking and Dagenham has been actively working with developers to implement the London Plan target for renewable energy installations. As a result, 20 kW of renewable energy have been installed in FY 2007/08 and over 1.1 MW are in the pipeline (core output indicator E3, see appendix 2).

8.1.2 Also, in December 2007, a 500 MW expansion of Barking's power station was permitted. There is the potential to use the heat generated for district heating. The most immediate site to benefit from that energy source would be Barking Riverside (planning reference 04/01230/OUT).

Renewable energy sources	Ground source heat pump	Wind onshore	Solar photovoltaics	Hydro	Biomass		Total (kW)
					Other biomass types	Landfill gas	
Completed developments	10	6	4				20
Pipeline developments	250	612	125	0	80	50	1 117

8.1.3 The Council is also investing in an energy efficiency programme to improve the condition of its own buildings and Council's social housing stock via the 'Decent homes programme'.

8.1.4 Because climate change increases the risk of flooding, we have completed a strategic flood risk assessment. In the financial year 2007/08, all our planning applications had the prior approval of the Environment Agency (core output indicator E1).

8.1.5 However, we are finding problems with the implementation of carbon savings and, in particular, with the Mayor's target to deliver 10% of energy needs for major developments from renewables (London Plan, 2004). For example, the Benedict's Wharf development (06/00637/FUL), which also contains affordable housing and a green roof, only achieves 10% on part of the site. In this case, this was not explicitly made a planning condition. Nevertheless, this highlights the need for developers and construction industry to be committed to implementing the Mayor's target, when it comes to delivering important carbon savings. The Mayor's target has since been raised to 20% (London Plan, 2007).

8.1.6 To better track these developments, we have bought a new database that improves our capacities to monitor renewable energy installations. We have also started monitoring of compliance with planning conditions.

8.2 Waste

8.2.1 The total amount of waste produced in this borough has risen marginally over the last year. Even though we also recycle more and send relatively less to landfill. Whilst we are moving in the right direction the amount of waste we recycle will have to be increased further to meet the national recycling target by 2010 (see fig. 14 below, core output indicator W 2).

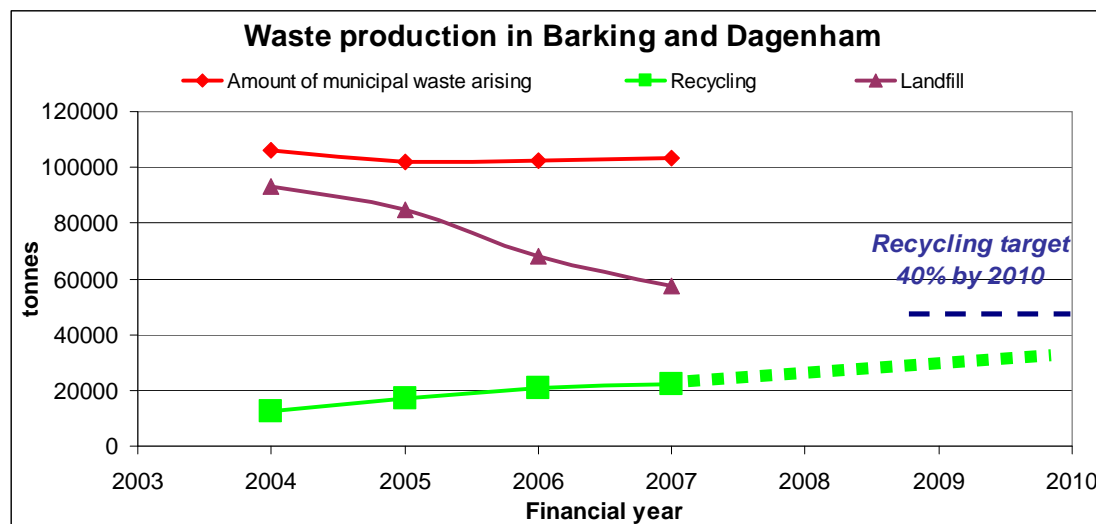


Figure 14 The total amount of waste produced in LBBDD has risen marginally since last year. The amount of waste sent to landfill has decreased and we recycle more and send less to landfill sites. Source: East London Waste Authority (core output indicator W2, see also appendix 2).

8.2.2 Waste throughput is the amount we handle and this has almost doubled since last year. This means that we handle, as a borough, almost nine times as much waste as the amount of municipal waste produced in Barking and Dagenham (see table 3 below). We will continue to use this information to lobby for fair London-wide apportionment of waste.

Table 5 Throughput of waste in Barking and Dagenham. Source: Environment Agency, see appendix 2.

Throughput of waste in Barking and Dagenham in 2007/08 (tonnes)	Throughput of waste in Barking and Dagenham in 2006/07 (tonnes)	Throughput of waste in Barking and Dagenham in 2005/6 (tonnes)	Throughput of waste in Barking and Dagenham in 2004/5 (tonnes)
899 896	522 785	746 860	402 059

8.2.3 Also, two new waste sites listed below were completed in recent years, but they have not yet become operational (core output indicator W1).

NAME	SITE	REGIS Site Type Description
Squibb & Davies (Demolition) Ltd	Squibb & Davies River Road	A9 : Special Waste Transfer Station
Closed Loop London Ltd	Closed Loop Choats Road	A11 : Household, Commercial & Industrial Waste Transfer Station

8.3 Open spaces

8.3.1 Open spaces are important for a number of reasons. They provided convenient opportunities for people to walk and play sports and therefore are important to enable people to lead healthy lifestyles, they can harbour wildlife, they can help improve the appearance of an area and have an important psychological impact in this regard, and they can help mitigate the causes of climate change and help adapt to its effect. It is therefore an important function of this report to monitor the loss of open space including allotments.

8.3.2 This year, a new public square has been created, and along the river Roding the river walk has been extended (see fig. 15). However, we have also allowed for residential units to be built on greenfield land (see table below, core output indicator E1 and H3).

Borough reference	Address	Residential units on greenfield (completions)	Residential site area on greenfield in hectares (completions)	% total units on brownfield (completions)	% total site area brownfield (completions)
04/00163/FUL	Land Adjoining Allotments In Hedgemans Road And To The Rear Of 497 - 509 Gale Street	122	1.976	79	63
05/00568/FUL	Allotments North Of Darcy Gardens And East Of Coombes Road	51	0.856		
06/00734/FUL	Charlecote Road	4	0.088		
Total		177	2.920		

8.3.3 In addition, we have approved a number of applications that will lead to the loss of further open land:

- Crescent Road Allotment Gardens (planning reference 07/00939/FUL): loss of allotment to residential development.
- 412 - 414 Dagenham Road, Rush Green (planning reference 07/00120/FUL): 2 residential units on green belt.
- Former Site of The Lintons, Linton Road (planning reference 07/01359/REG3): loss of the former central green space.

- Barking Reach, Renwick Road, Barking, (planning reference 04/01230/OUT). The Long Reach allotments and the Ripple Nature Reserve, which both lie within the site area, are preserved as part of this application. The site is over 170 ha large and comprises a former landfill site and the former coal power station, the waste ash of which was dumped in the area. Over the years, as the land lay derelict, it has returned into a semi natural state of shrubs and grassland. Plans involve the creation of over 20 ha of new park land and over 10 ha of outdoor sports facilities, alongside large scale housing developments.

8.3.4 The Council will identify which open spaces and allotments will be protected through the preparation of the site allocation DPD having regard to the Council's green space strategy.

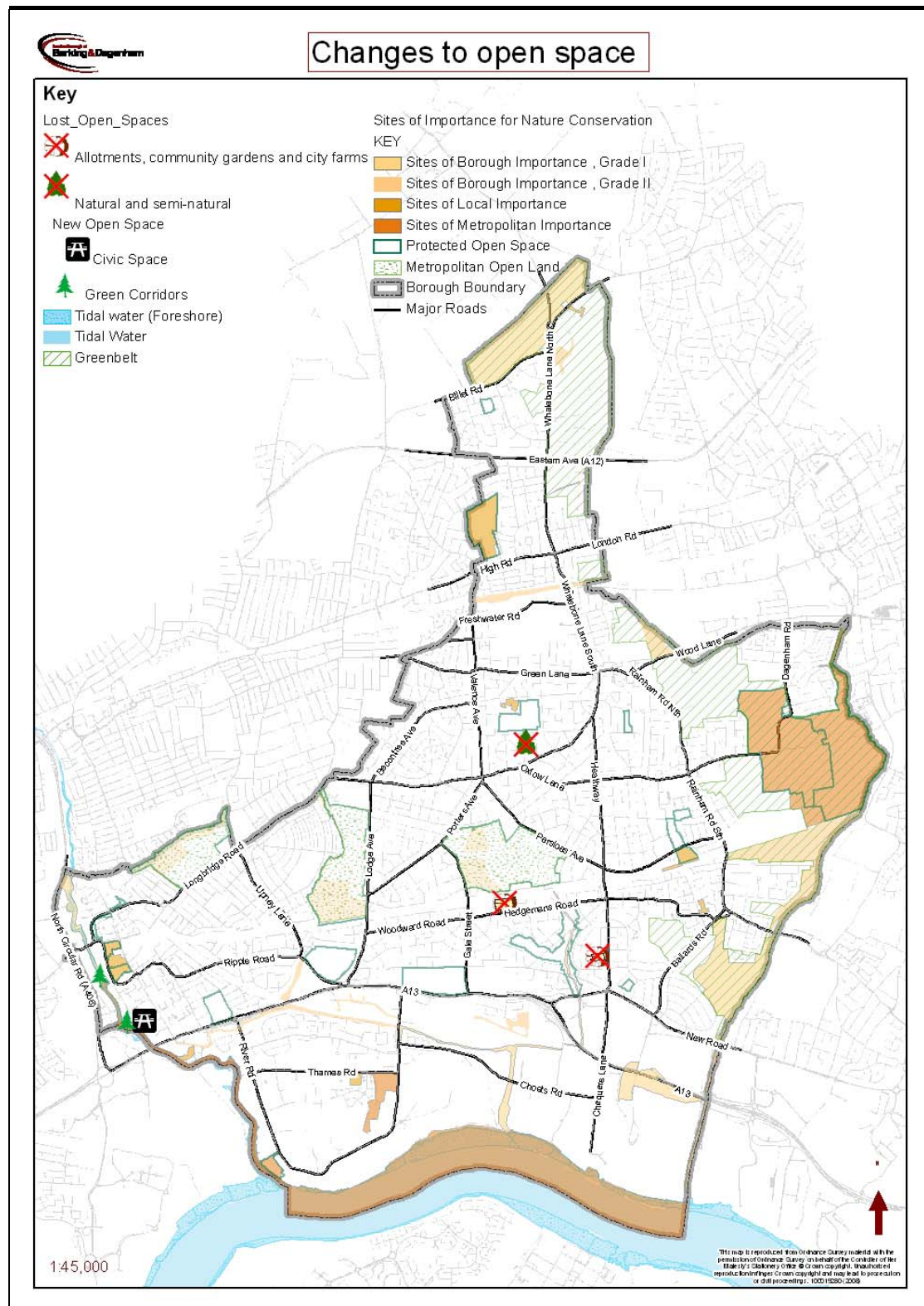


Figure 15 Loss and Gain of open spaces in the FY 2007/08.

9. Conclusion

9.1 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.

9.2 Using the evidence collected, the conclusions, as listed below, are drawn.

9.3 As of March 2008, all milestones had been met and the LDS was up to date. However, a subsequent slippage occurred and a further revision to the LDS is needed. Consequently, the LDS will be revised again in the financial year 2008/09.

HOUSING

- We have not met the new housing target of 1 190 additional units per year and we are unlikely to in the next two years. However, beyond this due to the pipeline of approvals and expected applications, completions will rise significantly to the extent they will more than compensate for the current shortfall.
- We have started to collaborate with the Greater London Authority on a strategic housing land availability assessment (SHLAA), the outcome of which will be a new housing target that is to take effect alongside the planned revision of the London Plan.
- Based upon planning permissions we have not met the affordability targets for this year. 24% of additional dwellings were affordable and of these, half were socially rented and half intermediate.
- Barking and Dagenham is on course to meet five year housing supply.
- We found that outside Barking town centre, more than 40% of all units built, have been built for families but within Barking town centre, this number was only 6%. When areas are being looked at separately, some targets are much more achievable, but overall insufficient family units are being built.

Recommendation

Ways of incorporating family housing into town centre developments need to be explored to ensure viable and balanced developments are achieved.

- Planning permissions for over 11 000 additional units have been granted. The majority of this comes from an outline application for Barking Riverside.
- If all planned developments come forward as planned, then we will build 22 782 additional units in the next 15 years, which is above our target for that period. This projected figure is based on the development of large housing sites such as Barking Riverside and sites within Barking town centre and South Dagenham. Many of these units are predicated on the provision of new public transport links in the form of East London Transit and Docklands Light Railway.
- Current projections, based on plans that the Council is working on, indicate that 7323 additional affordable homes could be built in the fourteen years spanning from 2004 to 2017, which is above our target for that period.

INFRASTRUCTURE

- A number of major social infrastructure developments are under way, such as the Barking town square development and Dagenham library.
- We are currently preparing a community benefits supplementary planning document that will establish a standard charge which will help us systematically collect money from developers towards infrastructure developments.

TOWN CENTRE AND EMPLOYMENT

- A number of small scale developments occurred. However, in the employment sector there has been an overall loss of industrial and storage and distribution floor space (use class B2 and B8).

Recommendation

The Council should review its targets in this sector.

AGGREGATES

- The production of primary aggregates has doubled in financial year 2007. The production of secondary/recycled aggregates has risen slightly.

ENERGY

- A number of renewable energy installations were made and many more are in the pipeline. All in all, this means that over 1 MW of renewable energy will be installed in Barking and Dagenham via micro generation initiatives, if work proceeds as planned.
- However, we have found that on individual sites, the London Plan target to deliver 10% of the energy demands of the entire site from renewable sources has not been met.

We are improving our monitoring and enforcement capabilities in this field. The target has since been increased to 20 %.

- Nevertheless, as recognition of its achievements in this field, the council has been awarded the Beacon award for climate change.

WASTE

- The total amount of municipal waste has risen in the financial year 2007, even though we recycle more.

Recommendation

We have to significantly improve our dealings with waste in the borough. That means we need to produce less waste and recycle more, if we want to meet the national waste target of 40% in 2010.

OPEN SPACES

- In financial year 2007, we have built on the former Hedgeman's Road and Darcy Gardens allotments. In addition, we have approved the loss of a further allotment in Crescent Road.

Recommendation

The Council will identify which open spaces and allotments will be protected through the preparation of the site allocation development plan document having regard to the Council's green space strategy.

TOPIC	Indicator	Indicator Ref	Target	Target Met?	Findings	Trend
Housing/Infrastructure	New and converted dwellings - on previously developed land	Core	85 % (Balanced Scorecard Target)		79%	
	Plan period and housing target	Core	on average 1190 units/pa until 2020	n/a		
	Net additional dwellings in previous years	Core			6,091	
	Net additional dwellings for the reporting year	Core	1190		815	
	Net additional dwellings in future years	Core			21,361	
	Managed delivery target	Core			18,989	
	Unit Mix - net percentage of family units (two bedroom flats with amenity space, three bedroom, four bedroom or larger accommodation)	Local	40% outside Barking Town Centre, 30% in Barking Town Centre		40% outside Barking Town Centre, 6% in Barking Town Centre	
	Net additional pitches (Gypsy and Traveller)	Core			0	
	Gross Affordable Housing Completions	Core	50%		232	
	% of affordable housing units that are social rented	Local	70% (London Plan, LDF)		50%	
	% of affordable housing units that are intermediate	Local	30% (London Plan, LDF)		50%	
	% of the total number of housing units completed that are affordable	Local	50%		24%	
	Housing Quality - Building for Life Assessment	Core				
	(i) Percentage of major applications which make developer contributions, (ii) type of provision made and (iii) Distribution of Contribution	Local				
	Numbers of new community facilities (children centres, children's play and recreation facilities, health and social care facilities, education facilities (school age and adult education), child care facilities, libraries, community halls, meeting rooms, sports and leisure facilities, religious meeting places and public conveniences) provided as part of major new development	Local				
Average house price in relation to income	Contextual		n/a			
TOPIC	Indicator	Indicator Ref	Target	Target Met?	Findings	Trend
Retail/Employment	Total amount of floorspace for 'town centre uses' in (i) the local authority area, and (ii) town centres	Core				
	Total amount of completed retail floor space for 'town centre uses' in (i) the local authority area, and (ii) town centres	Core				
	Total amount of additional employment floorspace - by type	Core				
	Total amount of employment floorspace on previously developed land - by type	Core				
	Employment land available – by type	Core				
	Number of active/safeguarded wharves and their capacity	Local				
	Amount and type of trade tonnages on port terminals	Local				
	Production of primary land won aggregates by mineral planning authority	Core				
	Production of secondary and recycled aggregates by mineral planning authority	Core				
TOPIC	Indicator	Indicator Ref	Target	Target Met?	Findings	Trend
Environment	Renewable energy generation	Core	20% of major developments and 10% within Energy Action Area and Barking Riverside (draft LDF Target)		10% on part of site	
	Change in areas of biodiversity importance	Core			loss of allotments	
	Number of planning permissions granted contrary to the advice of the Environment Agency on either flooding, surface water drainage or water quality grounds	Core	none (AMR)			
	Capacity of new waste management facilities by waste planning authority	Core				
	Amount of municipal waste arising, and managed by management type by waste planning authority	Core	40% by 2010 (National Target)		21%	

Appendix

Appendix 1 Indicator index

The table below shows how indicators relate to policies and where they are referred to in this document.

Key:

CO = core output indicator

LI = local indicator

Core Strategy Policy	Indicator	Indicator Type	LDF Ref	see section
CM 1: General Principles of Development Location	New and converted dwellings - on previously developed land	CO H3	CM 1 (a)	8.3
CM 2: Managing Housing Growth	Plan period and housing target	CO H1	CM 2 (a)	6.1
	Net additional dwellings in previous years	CO H2 (a)	CM 2 (b)	
	Net additional dwellings for the reporting year	CO H2 (b)	CM 2 (c)	
	Net additional dwellings in future years	CO H2 (c)	CM 2 (d)	
	Managed delivery target	CO H2 (d)	CM 2 (e)	
CM 5: Town Centre Hierarchy	Total amount of floorspace for 'town centre uses' in (i) the local authority area, and (ii) town centres	CO BD4	CM 5 (a)	7.1
CR 1: Climate Change and Environmental Management	Renewable energy generation	CO E3	CR 1 (a)	8.1
CR2: Preserving and Enhancing the Natural Environment	Change in areas of biodiversity importance	CO E2	CR 2 (a)	8.3
CR 3: Sustainable Waste Management	Capacity of new waste management facilities by waste planning authority	CO W1	CR 3 (a)	8.2
	Amount of municipal waste arising, and managed by management type by waste planning authorities	CO W2	CR 3 (b)	8.2
CR 4: Flood Management	Number of planning permissions granted contrary to the advice of the Environment Agency on either flooding, surface water drainage or water quality grounds	CO E1	CR 4 (a)	8.1.4
CC 1: Affordable Housing	Gross affordable housing completions	CO H5	CC 1 (a)	6.1

	% of the total number of housing units completed that are affordable	LI	CC 1 (b)	6.1
	% of affordable housing units that are intermediate	LI	CC 1 (c)	
	% of affordable housing units that are social rented	LI	CC 1 (d)	
	Average house price in relation to income	LI	CC 1 (e)	6.1.24 ff
CC2: Family Housing	Unit Mix - net percentage of family units (two bedroom flats with amenity space, three bedroom, four bedroom or larger accommodation)	LI	CC 2	6.1
CC 4: Achieving Sustainable Growth through Developer Contributions	(i) Percentage of major applications which make developer contributions, (ii) type of provision made and (iii) distribution of contribution	LI	CC 4 (a)	6.2.5
CE 1: Vibrant and Prosperous Town Centres	Total amount of completed retail floor space for 'town centre uses' in (i) the local authority area, and (ii) town centres	CO BD4	CC 4 (b)	7.1
CE 3: Safeguarding and Release of Employment Land	Total amount of additional employment floorspace - by type	CO BD1	CE 3 (a)	7.2
	Total amount of employment floorspace on previously developed land - by type	CO BD2	CE 3 (b)	7.1
	Employment land available - by type	CO BD3	CE 3 (c)	7.1
CE 4: Mix and Balance of uses within Employment Areas	Number of active/safeguarded wharves and their capacity	LI	CE 4 (a)	7.3.4
	Amount and type of trade tonnages on port terminals	LI	CE 4 (b)	7.3
	Production of primary land won aggregates by mineral planning authority	CO M1	CE 4 (c)	7.3
	Production of secondary and recycled aggregates by mineral planning authority	CO M2	CE 4 (d)	7.3
CP 3: High Quality Built Environment	Housing quality - Building for Life assessments	CO H6	CP 3 (b)	7.2.7

Appendix 2 Core output indicators

Listed below are the revised core output indicators, which are detailed in the template on the subsequent pages.

Source: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/coreoutputindicators2.pdf>.

BUSINESS DEVELOPMENT

- BD1 Total amount of additional employment floorspace - by type
- BD2 Total amount of employment floorspace on previously developed land - by type
- BD3 Employment land available - by type
- BD4 Total amount of floorspace for 'town centre uses' in (i) the local authority area, and (ii) town centres.

HOUSING

- H1 Plan period and housing target
- H2
 - a Net additional dwellings in previous years
 - b net additional dwellings for the reporting year;
 - c net additional dwellings in future years;
 - d Managed delivery target
- H3 New and converted dwellings - on previously developed land
- H4 Net additional pitches (Gypsy and Traveller)
- H5 Gross affordable housing completions
- H6 Housing Quality - Building for Life Assessments

ENVIRONMENTAL QUALITY

- E1 Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
- E2 Change in areas of biodiversity importance
- E3 Renewable energy generation

MINERALS

- M1 Production of primary land won aggregates by mineral planning authority
- M2 Production of secondary and recycled aggregates by mineral planning authority

WASTE

- W1 Capacity of new waste management facilities by waste planning authority
- W2 Amount of municipal waste arising, and managed by management type by waste planning authority.

		B1a	B1b	B1c	B2	B8	Total	Total zoned employment land Including vacant and derelict land
BD1	gross (m2)	835		3,250	9,122	7,837	21,044	
	net (m2)	771		3,000	-27,014	-36,022	-59,265	
BD2	gross (m2)	835		3,250	9,122	7,837	21,044	
	% gross on PDL	100		100	100	100	100	
BD3	Hectares			5	196	136	337	520.4

		A1	A2	B1a	D2	Total
BD4	gross	377	232	835	2,685	4,129
	net	337	232	771	11,336	12,676

	Start of Plan period	End of Plan period	Total housing Required	Source of plan Target
H1 (a)	1996	2001	4,200	Adopted local plan (UDP)
H1 (b)	2002	2006	2,550	London Plan 2004
H1 (c)	2007	2020	15,470	London Plan 2007

		95/96	96/07	97/98	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08 Rep	08/09 Cur	09/10 1	10/11 2	11/12 3	12/13 4	13/14 5	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	
H2a		125	374	551	660	819	341	734	469	471	549	453	545	6,091																
H2b														815																
H2c	a) Net additions													64	356	1,161	2,064	3,039	2,106	1,969	1,482	1,227	1,393	1,381	1,669	1,260	1,185	1,254		
	b) Hectares														3	18	29	34	38											
	c) Target														1,190	1,190	1,190	1,190	1,190											
H2d														18,989	18,981	18,952	18,856	18,668	18,358	18,080	17,754	17,408	17,000	16,427	15,629	14,359	12,378	8,455	-3,385	

		Total
H3	Gross	848
	% gross on PDL (calculated as total units/units)	79%
	% gross on PDL (calculated as total area/area)	63%

	Permanent	Transit	Total
H4	0	0	0

	Social rent homes provided	Intermediate homes provided	Affordable homes Total
H5	113	119	232

	Number of sites with a Building for life assessment of 16 or more	Number of dwellings on those sites	% of dwellings of 16 or more	Number of sites with A Building for life assessment of 14 to 15	Number of dwellings on those sites	% of dwellings of 14 to 15	Number of sites with a Building for life assessment of 10 to 14	Number of dwellings on those sites	% of dwellings of 10 to 14	Number of sites with a Building for life assessment of less than 10	Number of dwellings on those sites	% of dwellings of less than 10	Total number of housing sites (or phases of housing sites)	Number of dwellings on those sites
H6														

	Flooding	Quality	Total
E1	0	0	0

	Loss	Addition	Total
E2	2.92	0.18	2.74

E3	wind onshore	solar photovoltaics	hydro	biomass						Total
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass	
Note: these figures are approximations (Carbon Trust, Energy Saving Fact Sheet, 2005)										
Permitted installed capacity in MW	0.612	0.125		0.05			0.08			0.867
Completed installed capacity in MW	0.006	0.004								0.01

	Crushed Rock	Sand and Gravel
M1	0	175,000

	Secondary	Recycled
M2	6,728	36,290

W1	Inert landfill	Non-hazardous landfill	Hazardous landfill	Energy from waste incineration	Other incineration	Landfill gas generation plant	Pyrolysis/gasification	Metal recycling site	Transfer stations	Material recovery/recycling facilities (MRFs)	Household civic amenity sites	Open window composting	In vessel composting	Anaerobic digestion	Any combined mechanical, biological and/or thermal treatment (MBT)	Sewage treatment works	Other treatment	Recycling facilities construction, demolition and excavation waste	Storage of waste	Other waste management	Other development	Total
The total capacity (m3, tonnes or litres)																						0
maximum annual operational throughput (tonnes or litres if liquid waste)																						0

	Landfill	Incineration with EfW	Incineration without EfW	Recycled/composted	Other	Total waste arising
W2	57,367	0	0	22,116	24,068	103,550

Appendix 3 Housing trajectory - summary

Our plans to build 22 782 additional homes in the next 15 years are summarised below. The housing trajectory in figure 4 is based on the data in this table.

Key Policy Theme	Findings					2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	Total
Housing																							
	Large Housing Sites Outside Barking Town Centre (>0.5ha)	Ward	Site Area (ha)	Planning Permission (P/P) or Planning Brief (PB)	Application Number																		
	Barking Riverside Total Net Units	Thames	80.6	P/P	04/00123/OUT			52	405	302	443	442	647	441	669	943	705	969	500	685	904	1172	9,279
	Lymington Fields	Whalebone/Valence	45.5	P/P	07/01289/OUT			60	100	100	100	102	100	40									602
	South Dagenham 'Chequers Corner' Net Units	Thames	25.1							100	100	100	100										400
	South Dagenham '45 Acres Site' Net Units	Thames	12.0									100	150	200	200	200	250	250	250	250	250	250	2,100
	Thames Road - Net Units	Thames	2.0								100	100											200
	UEL - Gross Completions							129	106	134	126	112	112	215	108								1,042
	UEL - Demolitions	Becontree	9.6	P/P	06/01284/OUT		-84																-84
	UEL - Net Units						-84	129	22	134	126	112	112	215	108								874
	Fritzlands Allotments	Heath	1.8	P/P	07/00939/FUL			50	50														100
	Hedgemans Road Allotments	Goosesbrook	2.0	P/P	04/00163/FUL	122																	122
	D-Arcy Gardens	Goosesbrook	0.9	P/P	05/00568/FUL	52																	52
	Cadiz Court Rainham Road - Gross units							54															54
	Cadiz Court Rainham Road - Demolitions	Village	0.5	P/P	07/00979/FUL		-44																-44
	Cadiz Court Rainham Road - Net units						-44	54															10
	Goosesbrook Fields	Thames	5.0							200	200	200	200	200	200	200	200	200	200	200	200	200	2,000
	Thamesview - Gross Completions								100	100	200	100											500
	Thamesview - Demolitions	Thames	5.0				-236																-236
	Thamesview - Net Units						-236		100	100	200	100											264
	Marks Gate - Gross Completions	Chadwell Heath	0.5	P/B						150	150												300
	Marks Gate - Demolitions									-143													-143
	Marks Gate - Net Units									7	150												157
	Becontree Leisure Centre - Gross Units										150	150											300
	Becontree Leisure Centre - Demolitions	Heath	1.0							-36													-36
	Becontree Leisure Centre - Net Units									-36	150	150											264
	Small Housing Sites Outside Barking Town Centre (<0.5ha)																						
	4 Charlecote Road	Parsloes	0.1	P/P	06/00734/FUL	4																	4
	Parsloes Avenue Garages rear of Heathway Shops	Alibon	0.0										10										10
	Robin Hood	Becontree	0.4	P/P	06/01230/FUL				26														26
	Church Elm Public House	Village	0.4	P/P	07/00725/FUL				82														82
	Whalebone Lane North/High Road	Whalebone	0.3	P/P	06/00766/FUL		59																59
	245A High Road	Whalebone	0.3	P/P	05/00246/OUT				14														14
	Freshwater Road Conversion	Valence	0.2	P/P	07/01338/FUL			60															60
	58-62 Church Street	Village	0.1						10														10
	Champness Road - Upney Lane Barking Hospital	Longbridge	0.4						48														48

Key Policy Theme	Findings				2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total	
Housing					7	8	9	0	1	2	3	4	5	6										
Barking Town Centre Large Sites (>0.5ha)																								
	Gascoigne - Estate Regeneration Gross Completions	Gascoigne	34.0	P/B					100	250	250	250	250	250	250	276	250	250	250	100			2,976	
	Gascoigne - Estate Regeneration Demolitions							-200	-200	-200	-200	-200	-200	-200	-200	-200	-50						-1,850	
	Gascoigne - Estate Regeneration Net Units							-200	-100	50	50	50	50	50	50	226	250	250	250	100			1,126	
	Freshwharf Net Units	Gascoigne	2.9	P/P	07/00591/OUT				200	200	200	200	200	186									1,186	
	Lintons - Gross Completions								100	200	200												500	
	Lintons - Demolitions	Abbey	2.2	P/B																			-256	
	Lintons - Net Units								100	200	200												244	
	Town Square Phase 1 and Phase 2 Net Units	Abbey	1.8	P/P	06/00231/REM	246	136	136															518	
	Axe Street - Public Car Park	Abbey	1.8	P/P	01/00659/CLU_E		93																93	
	London Road/North Street - Gross Completions									200	200												400	
	London Road/North Street - Demolitions	Abbey	1.4	P/B						-64													-64	
	London Road/North Street - Net Units								136	200													336	
	Tanner Street Triangle	Abbey	3.0	P/B	01/00019/OUT				70														70	
	Furlongs Net Units - Abbey Road	Gascoigne	1.6	P/P	04/00672/FUL	222																	222	
	Cambridge Road - Swan Net Units	Abbey	0.5	P/P	04/00216/FUL					150													150	
	Cambridge Road - Higgins Net Units	Abbey	0.5	P/P	01/00387/FUL				148														148	
	Abbey Road - Creative Industries Net Units	Gascoigne	0.5						200	200													400	
	Bamford Road	Abbey	0.7						88														88	
	Town Quay	Abbey	0.5							70													70	
	Station Quarter Net Units (included Trocoll House)	Abbey	0.8									150	150										300	
	Abbey Retail Park Net Units	Abbey	3.7							250	200												450	
	Tesco Site: London Rd/A406 Net Units	Abbey	6.0								250	250											500	
Barking Town Centre Small Sites (<0.5ha)																								
	Foyer Waking Road	Abbey	0.2	P/P	04/00608/FUL		118																118	
	Loxford Road Site No 1	Abbey	0.2	P/P	05/00564/FUL	39																	39	
	Highbridge Road - Symes/Benedict Wharf	Abbey	0.1	P/P	06/00637/FUL	52																	52	
	Barking Working Mens Club	Abbey	0.2	P/P	05/00933/FUL				89														89	
	Health Centre Axe Street	Abbey	0.3	P/P	05/00493/FUL		22																22	
	Red Lion PH	Abbey	0.1	PP	06/00268/FUL			15															15	
	54 Victoria Road	Abbey	0.0						15														15	
	Loxford Road - Samals	Abbey	0.4						65														65	
	Cambridge Road Car Park	Abbey	0.1																		60		60	
	Vicarage Field Net Units	Abbey	0.4							150													150	
Barking Town Centre Total Gross Sites						559	369	151	504	1,421	1,670	900	850	586	250	250	276	250	310	250	100	0	8,696	
Barking Town Centre Total Net Sites						559	369	-49	304	1,157	1,470	700	650	386	50	50	226	250	310	250	100	0	6,782	
Total Total Projected Gross Completions Sites								428	556	1,445	2,507	3,239	2,306	2,169	1,682	1,427	1,593	1,431	1,669	1,260	1,185	1,254	1,172	25,323
Total Total Projected Net Completions Sites								64	356	1,161	2,064	3,039	2,106	1,969	1,482	1,227	1,393	1,381	1,669	1,260	1,185	1,254	1,172	22,782

Appendix 4 Affordable housing trajectory - summary

The table below shows the data that the affordable housing trajectory is based on. Note that the affordable unit breakdowns that are listed below are in some cases provisional and can change throughout the development process.

Key Policy Theme	Findings	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total	Percentage (%)	
Large Housing Sites (more than 150 units)																
Barking Riverside Total Net Units					52	405	302	443	442	647	441	669	943	705	5,049	
Affordable Total					18	142	106	155	155	226	154	234	330	247	1,767	35
Market					34	263	196	288	287	421	287	435	613	458	3,282	65
Lymington					60	100	100	100	102	100	40				602	
Affordable Total					21	35	35	35	36	35	14				211	35
Market					39	65	65	65	66	65	26				391	65
Dagenham Dock Total Net Units	South Dagenham 'Chequers Corner' Net South Dagenham '45 Acres Site' Net Units					100	100	100	100						850	
Affordable Total								35	35	70	88	70	70	88		35
Market								65	65	130	163	130	130	163		65
Thames Road - Net Units							100	100							200	
Affordable Total								50	50						100	50
Market								50	50						100	50
UEL - Gross Completions					129	106	134	126	112	112	215	108			1,042	
UEL - Demolitions				-84											-84	
UEL - Net Completions				-84	129	22	134	126	112	112	215	108			874	
Affordable Total					45	37	47	44	39	39	75	38			365	35
Market					84	69	87	82	73	73	140	70			677	65
Frizlands Allotment					50	50										
Social Rented					8	8										15
Intermediate Rent					10	10										20
Affordable Total					18	18										35
Market					33	33										65
Hedgemans Road Allotment		122													122	
Social Rented		23													23	19
1/2 Bed																
3+ Bed			23												23	19
Shared Ownership		34													34	
1/2 Bed		32													32	
3+ Bed		2													2	
Intermediate Rent		6													6	5
1/2 Bed																
3+ Bed		6													6	5
Affordable Total		63													63	52
1/2 Bed																
3+ Bed																
Market			65												65	53
1/2 Bed			33												33	27
3+ Bed			32												32	26
D-Arcy Gardens		52													52	
Social Rented		52													52	100
1/2 Bed		52													52	100
Goresbrook Fields						200	200	200	200	200	200	200	200	200	1,400	
Affordable Total						100	100	100	100	100	100	100	100	100	700	50
Market						100	100	100	100	100	100	100	100	100	700	50
Thamesview - Gross Completions						100	100	200	100						500	
Thamesview - Demolitions				-236											-236	
Thamesview - Net Completions				-236		100	100	200	100						264	
Affordable Total						50	50	100	50						250	50
Market						50	50	100	50						250	50
Marks Gate - Gross Affordable Completions						75	75								150	
Marks Gate - Affordable Demolitions						-143									-143	
Marks Gate - Net Affordable Completions						-68	75								7	
Affordable Total						75	75								150	50
Market						75	75								150	50
Becontree Leisure Centre - Gross Completion							150	150							300	
Becontree Leisure Centre - Demolitions							-36								-36	
Becontree Leisure Centre - Net Completions							-36	150	150						264	
Affordable Total							75	75							150	50
Market							75	75							150	50

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Key Policy Theme	Findings	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total	Percentage (%)
Housing																
Barking Town Centre Strategic Sites																
Gascoigne - Estate Regeneration Affordable Gross Completions						100	231	231	231	231	231	231	231	131	1,848	
Gascoigne - Estate Regeneration Affordable Demolitions					-200	-200	-200	-200	-200	-200	-200	-53			-1,453	
Gascoigne - Estate Regeneration Affordable Net Completions					-200	-100	31	31	31	31	31	178	231	131	264	
Social Rented															744	35
Intermediate Rent															744	35
Affordable Total															1,488	70
Market															638	30
Freshwharf Total Net Units						200	200	200	200	200	186				1,186	
Affordable Total						100	100	100	100	100	93				593	50
Market						100	100	100	100	100	93				593	50
Lintons - Gross Affordable Completions						70	161								231	
Lintons - Affordable Demolitions															-233	
Lintons - Net Affordable Completions						70	161								-2	
Social Rented						25	50	50							116	25
Intermediate Rent						25	50	50							116	25
Affordable Total						50	100	100							231	50
Market						50	100	100							226	50
Town Square Total Net Units			246	136	136										518	
Total 1/2 Bed				136	136										272	53
Social Rented				18	18										36	7
1/2 Bed				18	18										36	7
Affordable Total				18	18										36	7
Market				246	118	118									482	93
Axe Street						93									93	
Social Rented						36									36	39
1/2 Bed						24										
3+ Bed						12										
Shared Ownership						25									25	27
1/2 Bed						25										
Intermediate Rent						32									32	34
1/2 Bed						32										
Affordable Total						93									93	100
Axe Street Health Centre						22									22	
Affordable Total						22									22	100
London Road/North Street Affordable Gross Completions							100	100							200	
London Road/North Street Affordable Demolitions								-53							-53	
London Road/North Street Affordable Net Completions								47	100						147	
Social Rented								50	50						100	25
Intermediate Rent								50	50						100	25
Affordable Total								100	100						200	50
Market								100	100						200	50
Tanner Street Triangle								70							70	
Affordable Total								35							35	50
Market								35							35	50
Furlongs Total Net Units				222											222	
Intermediate Rent				19											19	9
1/2 Bed				19												
Affordable Total				19											19	9
1/2 Bed				19												
Market				203											203	91
1/2 Bed				198												
3+ Bed				5												
Cambridge Road - Swan Total Net Units								150							150	
Social Rented								21							21	14
Shared Ownership								45							45	30
Intermediate Rent								45							45	30
Affordable Total								110							110	74
Market								40							40	26
Cambridge Road - Higgins Total Net Units								148							148	
Affordable Total								52							52	35
Market								96							96	65
Abbey Road - Creative Industries Total Net Units								200	200						400	
Affordable Total								70	70						140	35
Market								130	130						260	65
Station Quarter Total Net Units										150	150				300	
Station Quarter Affordable Net Units										75	75				150	50
Abbey Retail Park								250	200						450	
Abbey Retail Park Affordable Net Units								125	100						225	50
Tesco Site: London Rd/A406 Net Units									250	250					500	
Tesco Site: London Rd/A406 Affordable Net									125	125					250	50
Foyer - Total Net Units						118									118	
Social Rented						118									118	100
1/2 Bed						118									118	
Affordable Total						118									118	100
1/2 Bed						118									118	
Market						0									0	0
Vicarage Field Total Net Units								150							150	
Vicarage Field Affordable Net Units								53							53	35
Barking Town Centre Total Gross Affordable Sites			19	251	18	270	749	789	556	531	399	231	231	131	3,373	
Barking Town Centre Total Net Affordable Sites			19	251	-182	70	496	589	356	331	199	178	231	131	2,096	37
All Barking Town Centre Net Units			559	369	-49	304	1157	1470	700	650	386	50	50	226	5,646	
Total Projected Gross Affordable Completions				251	120	551	1,196	1,533	1,206	1,019	813	673	731	585	8,658	
Total Projected Net Affordable Completions				251	80	351	764	1,333	1,006	819	613	620	731	585	6,973	
Cumulative Gross Affordable Completions		253	485	736	856	1,407	2,604	4,137	5,342	6,361	7,174	7,847	8,578	9,143		
Cumulative Net Affordable Completions		135	350	601	521	872	1,637	2,970	3,975	4,794	5,407	6,027	6,758	7,323		
Affordable Housing Target		25%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%		
PLAN - Affordable Units Strategic Allocation (annualised)		150	595	595	595	595	595	595	595	595	595	595	595	595	7,290	
PLAN - Total Units Strategic Allocation (annualised)		510	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	14,790	
Monitor - No. of affordable dwellings above or below cumulative allocation		-15	-395	-739	-1,414	-1,658	-1,488	-750	-340	-116	-98	-73	63	33		
Manage - Annual requirement for affordable units taking account of past/projected		561	596	631	669	752	802	808	720	663	624	628	632	532		



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