

London Borough of Barking and Dagenham

Local Development: Monitoring Report 2010/11

December 2011

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EXECUTIVE SUMMARY

It is the aim of this report to inform you of developments in the London Borough of Barking and Dagenham. The annual local development monitoring report (AMR 2010/11) tells you how our planning documents are progressing and how planning policies were implemented. This is our seventh AMR.

The information contained in this report is based on the collection of key indicators.

Indicator	Details for year 2010/11	Trend	Mitigation Action
Planning documents on target?	The core strategy, site allocations DPD, borough wide development policies have all been adopted. The East London Waste DPD and the proposals map are in the final stages of adoption.		
Transparency	We are evaluating the viability of developments by assessing land values, construction costs and are drafting a local community infrastructure levy charging schedule.		
Housing completions	339 additional units have been built. This is more than last year. The London Plan target of 1065 units has not been achieved.		Transparency will reduce barriers to development.
Affordable units	114 affordable units were built during the financial year 2010/11. This meant, 40% of all units built are affordable, which is a higher percentage than last year.		The Council is looking at ways to increase affordable housing supply.
Housing Quality	All newly built major schemes have achieved the 'Code level 3 standard' for Sustainable Homes and sites currently under construction are being built to 'Code level 4 standard'. The percentage of units built for wheelchair users and those built to 'Lifetime homes' standard has dropped.		
Energy/ Flooding	The capacity that was installed to produce renewable energy locally has quadrupled since last year. More applications are in the pipeline. One application with the capacity to produce 16 MW from waste was approved.		
Waste	The total amount of municipal waste produced in this borough has decreased. However, we recycle less than last year.		
Employment and town centre uses	There has been a net loss in employment land, but a net growth in town centre uses.		
Open spaces	We have created a river walk along the river Roding. We have approved the loss of nearly 2 ha of open space for a community centre and an office block.		

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1 INTRODUCTION

This Annual Monitoring Report has been prepared to meet the requirements of Section 35 of the Planning and Compulsory Purchase Act 2004 (as amended by the 2011 Localism Act) and Regulation 48 of Town and Country Planning (Local Development) (England) Regulations 2004.



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

1.1 THE BOROUGH

The London Borough of Barking and Dagenham (LBBD) is an outer London suburban borough with four town centres, at its heart is the Becontree Estate and in the south there are extensive industrial areas. Barking and Dagenham is located at the heart of the Thames Gateway strategic development area, approximately 11 miles east of central London. It is a relatively small (3,611 hectares) outer London Borough and has a population of 175,603¹. It is positioned between the London Boroughs of Redbridge to the West and Havering to the East.

The main routes through the borough radiate out from Central London and include the main roads of the A12 and A13, the London to Tilbury and Southend railway and the local and regional East Anglia services out of Liverpool Street. The District line from central London to Upminster has stops in Barking, Upney, Becontree, Dagenham Heathway and Dagenham East.

1.2 POPULATION

LBBD is an increasingly ethnically diverse borough. While the elderly population are mostly white, half of all under 14 year olds are from BME backgrounds (Community mapping, LBBD, 2011).

In recent years, there has been a net growth of the local population due to the borough's high birth rate (GLA, 2009).

In addition, there has been a net international/cross-border migration that contributed to a net inflow during this period while an average net internal migration outflow reduced overall population growth. Department of Work and Pensions data for 2008-2010 indicate that the highest level of international in-migration to Barking and Dagenham has been from EU accession countries across this period. Over the same period, an increased level of migration from Asia and the East has also been observed.

Data on internal migration indicate that Barking and Dagenham is characterised by a significantly higher rate of population churn than London overall.

According to the 2010 Index of Multiple Deprivation, Barking and Dagenham is the 6th most deprived borough in London and the 8th most deprived nationally.

Overall, the crime rate reduced in 2011 (MET police), educational achievements have improved, the number of people who are unemployed has risen (GLA, 2010), and mortality rates have dropped (Compendium of clinical and health indicators, 2010).

¹ ONS Mid-Year Estimates 2009

2 THE LOCALISM ACT

The Localism Act was passed on the 15th of November 2011. The Act restates the requirement for local planning authorities to produce a monitoring report. However, Government advice published in March 2011 removed the requirement to monitor against nationally set core output indicators therefore allowing LPAs to decide what to monitor in their reports. Thus, this report has a new emphasis on: development viability, including land values and construction costs as well as local planning outcomes, including changes in land use.

2.1 THE COMMUNITY STRATEGY

The community plan sets out the ambitions for the Barking and Dagenham partnership and how it will work to deliver improvements in the borough. The community priorities are:

▶ **Safe**

A safer borough where the problems of antisocial behaviour have been tackled and all young people have a positive role to play in the community.

▶ **Clean**

A clean, green and sustainable borough with far greater awareness of the actions needed to tackle climate change, with less pollution, waste, fly tipping and graffiti.

▶ **Fair and Respectful**

A stronger and more cohesive borough that it is a place where all people get along and of which all residents feel proud.

▶ **Healthy**

A healthy borough, where health inequalities are reduced with greater knowledge of lifestyle impacts on health.

▶ **Prosperous**

An ambitious and prosperous borough that supports business, jobs and skills attracting new business with economic, social and environmental resources harnessed for the good of all.

▶ **Inspired and successful**

A borough of opportunity for all young

people so that they can play an active economic role for the good of all.

2.2 THE POLICY HOUSE

The Policy House is the Policy and Performance Framework for the London Borough of Barking and Dagenham. Its three overarching priorities are:

- Raising household incomes
- School and post-16 education
- Housing and estate renewal

2.3 THE LOCAL DEVELOPMENT FRAMEWORK

All Development Plan Documents (DPDs) have been adopted with the exception of the Joint Waste Development Plan Document (see table 1).

The Inspector's Report on the Joint Waste Development Plan Document has confirmed its soundness and it is scheduled to be adopted on 22 February 2012.

Currently, work is being undertaken on the following Supplementary Planning Documents:

- ▶ **Biodiversity SPD:** consultation on draft completed on the 23rd of July 2011, adoption scheduled for 22 February 2012.
- ▶ **Trees and Development SPD:** consultation on draft completed on the 23rd of July 2011, adopted scheduled for 22 February 2012.
- ▶ **Residential Extensions and Alterations SPD:** consultation on draft completed on the 23rd of July 2011, adoption scheduled for 22 February 2012.
- ▶ **The Barking Station Masterplan SPD:** consultation on draft completed on the 13th of September 2011, adoption scheduled for 22 February 2012.

2.3 CONSULTATION

As well as consultation on the SPDs listed above the Council undertook a consultation on the creation of a new conservation area for the Leftley Estate. A report is due to go to

Cabinet on 17 January to consider this.

Consultation was undertaken on the introduction of Article 4 directions on the Leftley Estate and a borough wide Article 4 Direction to remove permitted development rights for Homes in Multiple Occupation (HMO). If confirmed by the Council then the HMO Article 4 would take effect from 14 May 2012.

A consultation on the future redevelopment of the Goresbrook Village Estate was held in the autumn of 2011. This comprised two workshops and a questionnaire, the results of this will be reported to a Cabinet early in 2012.

Continuous engagement with the community occurs via the residents urban design forum, where residents can voice opinions about design and development in the borough.

Table 1 Timetable showing current planning documents.

Document	Status	Update	Actual Date of Adoption	LDS milestone	LDS milestone met
Local Development Scheme	Adopted		March 2008		
Core Strategy	Adopted		July 2010	August 2009	No
Borough Wide Development Policies	Adopted		March 2011	December 2009	No
Site Specific Allocation DPD	Adopted		July 2010	December 2010	Yes
Proposal Map		was submitted to the Secretary of State on Thursday 11 June 2009 and will be adopted alongside the Joint Waste DPD			
Joint Waste Development Plan Documents		expect to receive the Inspector's Report on the Joint Waste Development Plan Document by the end of October 2011		June 2010	No
Barking Town Centre Area Action Plan	Adopted		February 2011	August 2010	No
Urban Design Framework	Adopted		November 2007	October 2007	No
Draft Biodiversity SPD		consultation on draft completed 23 July 2011			
Draft Tree and Development SPD		consultation on draft completed 23 July 2011			
Draft Residential Extensions and Alterations SPD		consultation on draft completed 23 July 2011			
Draft Barking Station Masterplan SPD		consultation on draft completed 13 September 2011			
The Hot Food Takeaway Supplementary Planning Document	Adopted		July 2010		
Community Infrastructure Levy		consultation on Preliminary Draft Schedule in early 2012			

3 PLANNING PERFORMANCE

Compared to last year, there has been a slight drop in the number of planning applications submitted. Less people applied for permission to build new homes, but more applications were submitted for householder applications and office developments. Almost half of the applications dealt with were householder developments.

Most planning applications were decided within 8 or fewer weeks (see fig. 2).

During the financial year 2010, 646 applications were processed and most of these (80%) were approved.

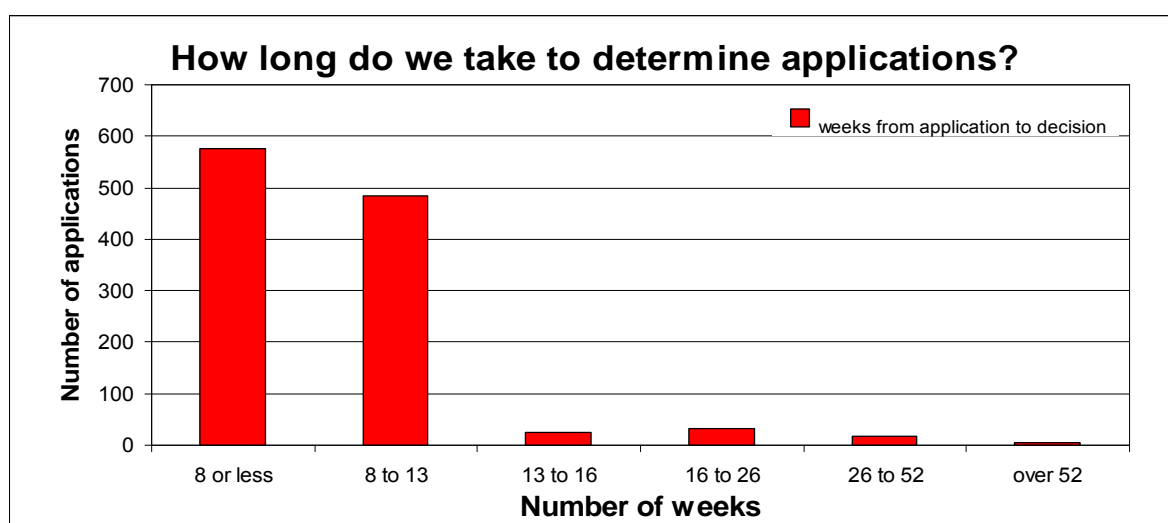


Figure 2 Most planning applications are decided within 8 weeks. Source: PS2 return.

Table 2 Type of planning applications dealt with in the planning service in the London Borough of Barking and Dagenham. Source: PS2 return.

Planning decisions dealt with during FY 2010				
Code	Type of development	Total	Granted	Refused
Q1	Largescale major dwellings	1	1	0
Q3	Largescale major heavy industry/storage/warehousing	3	3	0
Q6	All other largescale major developments	5	5	0
Q7	Smallscale major dwelling developments	2	1	1
Q8	Smallscale major developments offices/R&D/light industry	1	1	0
Q5/Q11	Gypsy and traveler sites	0	0	0
Q12	All other small scale major development	8	8	0
Q13	Minor development dwellings	66	26	40
Q14	Minor development dwellings offices/R&D/light industry	34	32	2
Q15	Minor developments general industry/storage/warehousing	13	13	0
Q16	Retail distribution and servicing	3	2	1
Q18	All other minor developments	46	43	3
Q19	Mineral processing	1	1	0
Q20	Changes of use	55	34	21
Q21	Householder developments	305	263	42
Q25	Conservation area consents	1	1	0
Q22	Advertisements	35	29	6
Q26	Certificates of lawfulness code	67	52	15
Total number of decisions		646	515	131

4 HOW WE MEASURE OUTCOMES

Outcomes can be measured through a variety of indicators. In response to the Localism Act, the list of indicators reported here has been amended (see appendix 1).

4.1 HOW WE COLLECT INFORMATION

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

- **Records of local planning applications**
The Council has a database that is used to store details of planning applications.
- **London Development Database (LDD)**
This database has been designed by the Greater London Authority (GLA). The London Borough of Barking and Dagenham (LBBD) submits all residential and major

non-residential applications to the GLA. The GLA analyse this information.

- **Other organisations**
Information is also sourced from other organisations. The Environment Agency (EA), for example, collects information on waste throughput.

Key to Performance Symbols



Target / On track to meet target





Not performing as wanted, keep watch over coming years



Key indicator (identified in the Core Strategy)

5 HOUSING OUTPUT

INDICATOR	Net additional dwellings for the reporting year	
Community strategy objective	Fair and respectful	
Planning policy	POLICY CM2: MANAGING HOUSING GROWTH	
Indicator ref	Core output H2 b	
Target	1,065 units	
Outcome	339 units	
Target met		Trend 

Comment

In the financial year 2010, 339 additional units have been built. Completions have risen since last year. The London Plan (2011) has a target to complete 1,065 additional homes every year.



	Units Lost	Units Gained	Net Gain
FY2010	22	361	339
Total Units	22	361	339
Annual Average	22	361	339

Approvals for 111 new homes were granted.

INDICATOR	% of units completed on Brownfield land
Indicator ref	Core output H3
Outcome	100%

Comment

Total Gross Completions	H3 - % of units completed on Brownfield Land	Residential units on greenfield (completions)	Total Site Area	Residential site area on greenfield (completions)	% total site area brownfield (completions)
186	100	0	1.736	0.000	100

INDICATOR	5 year housing supply
Indicator ref	Core output, reference H2c, NI 159
Target	1,065 units x 5 years = 5,352
Outcome	1,065 units x 5 years = 5,393
Target met	 Trend 
INDICATOR	New homes bonus
Indicator ref	CM2 1
Outcome	£719,290 (Oct 2010-2011)

Comment

Projections on future housing delivery are summarised in table 3 below.



In the 5 years from 2012/13 to 2016/17, we forecast that, on average, an additional 1,079 homes will be built every year (see appendix 2).

Going beyond this, we forecast that 16,074 additional homes will be built in the 15 years from 2012/13 until 2026/27.

Table 3 Core output indicators H2 a, b, c and d. Past housing completions (LDD, 2011), 5 year's housing supply (12/13 – 16/17) as well as future housing projections (see also appendix 2).


		95/96	96/97	97/08	98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11 Rep	11/12 Cur	12/13 1	13/14 2
H2 a		202	517	854	96	915	365	389	218	461	645	373	410	817	391	208				
H2 b																	339			
H2 c	a) Net additions																	419	733	1,083
	b) Hectares																		7	9
	c) Target																		1,065	1,065
H2 d	Cumulative projections																18,085	18,058	18,006	17,921
		14/15 3	15/16 4	16/17 5	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	
H2 a																				
H2 b																				
H2 c	d) Net additions	1,143	1,344	1,090	1,588	1,268	1,293	1,454	1,088	777	728	837	837	811	685	785	785	1,269	1,269	
	e) Hectares	24	19	25																
	f) Target	1,065	1,065	1,065																
H2 d	Cumulative projections	17,819	17,683	17,546	17,331	17,104	16,818	16,426	15,965	15,381	14,518	13,044	10,095	1,273						

5.1 AFFORDABLE HOUSING


INDICATOR		Gross affordable housing completions	
Community strategy objective	Fair and respectful		
Planning policy	POLICY CM2: MANAGING HOUSING GROWTH		
Indicator ref	Core output H5		
Target	13,200 per year in London		
Outcome	144	40%	
Target met			Trend 
INDICATOR		Diverse housing sector	
Indicator ref	Core output H5 1		
Target	60% of the affordable housing provision should be for social rent 40% for intermediate rent or sale		
Outcome	Social rent homes provided	61 units	60%
	Intermediate homes provided	83 units	40%
Target met			Trend 

Comment




In the FY 2010, 144 affordable homes have been newly built. This represented 42% of all new homes built in 2010/11. Of these, 61(60%) are socially rented and 83 (40%) are intermediate in tenure.

Indicator	Social rent homes provided	Intermediate homes provided	Affordable homes Total	Trend
H5	61	83	144	

No applications for gypsy and travellers were submitted.

Indicator	Permanent	Transit	Total	Trend
H4	0	0	0	

5.2 FAMILY HOUSING

INDICATOR	Unit mix - net percentage of family units, three bedroom, four bedroom or larger accommodation	
Community strategy objective	Fair and respectful	
Planning policy	POLICY CC1: FAMILY HOUSING	
Indicator ref	Significant effects indicator CC1	
Target	40% outside Barking town centre	
Outcome	35% outside Barking town centre	
Target met 		Trend 

Comment

This year, two major sites were completed:

- the Church Elm Public House site,
- Parsloes avenue.

Neither of these sites contain family units.








However, eighty-nine family units were completed on the University of East London site, which is a strategic development with further phases still under construction. These units are outside Barking town centre.

Further family units were completed on smaller sites.

Two major housing schemes were approved in the FY 2010/11 which consist entirely of three and four bedroom units that are available for social tenure. These are:

- Maplestead Road Car Park (10/00787/REG3),
- Former Parks Police Centre, Goresbrook Road (10/01042/FUL).

5.3 HOUSING QUALITY

INDICATOR		Housing quality – ‘Building for life assessments’	
Community strategy objective	Fair and respectful		
Planning policy	POLICY CP3: HIGH QUALITY BUILT ENVIRONMENT		
Indicator ref	Core output H6		
Outcome	90% - 13 points 10% - 8 points		
		Trend	
INDICATOR		Proportion of major new dwellings achieving a given score for Ecohomes or BREEAM assessment	
Indicator ref	CP3 1		
Target	Assessment Method	Strategic Development	Major Development
	Code for Sustainable Homes	Level 4 – 5	Level 3 – 4
Outcome	2 major developments completed achieved Code level 3 for sustainable homes		
Target met		Trend	
INDICATOR		Percentage of units approved that meet ‘Lifetime homes standard’	
Indicator ref	CP3 2		
Target	100%		
Outcome	66%		
Target met		Trend	
INDICATOR		Percentage of units approved that meet wheelchair accessible housing standards	
Indicator ref	CP3 3		
Target	10%		
Outcome	5%		
Target met		Trend	

Comment

We have continued to undertake in house ‘Building for life assessments’ and have inspected housing schemes while construction was underway and also following the completion of schemes. Reviews have resulted in a mixed picture emerging with marked improvements in some areas and worsening conditions in others.

To specify, two major schemes were completed:

- Church Elm Public House (82 units),
- Parsloes Avenue (10 units).

The Church Elm Public House site is now occupied by a bright and welcoming one stop shop for the community that sits below affordable 1 and 2 bedroom flats. Five of these units are socially rented and the remaining are intermediate in tenure. The scheme is serviced by a biomass boiler and achieved ‘Code level 3’ under a code for sustainable homes standard assessment.

Within walking distance of the Dagenham Heathway, ten two bedroom units were built in Parsloes Avenue and subsequently sold for market tenure. The development has a green roof and solar thermal panels.

H6	No 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
	0	0	0	0	0	0	0	0
	% of dwellings 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
0	0	90%	82	10	10	2	92	

Currently under construction are a number of homes on sites formerly disused or occupied by garages. These include:

- Maplestead Road Garages,
- the former Parks Police Centre on Goresbrook Road,
- Charlton Road Garages.

The homes will be made available for families to live in at an affordable rent level and are being built to 'Code level 4 standard'.





We have shown continuous improvements in the environmental standards of newly completed housing developments.

Nevertheless, 'Building for life assessments' have highlighted that planning for new homes continues to pose challenges for pedestrian movement, site security and car parking.

Since last year, there has been a drop in standards with regards to the number of units built to 'Lifetime homes' standard and those that have been built for people who are dependent on a wheelchair.

In the FY 2010, 66% of all the units completed were built to 'Lifetime homes standard' and 1% of new homes were built to be wheelchair compliant. Of the units that were newly approved, 73% are 'Lifetime homes' and 5% will be built to be wheelchair compliant.


6 GREENFIELD AND OPEN SPACE

INDICATOR	New and converted dwellings – on previously developed land		
Community strategy objective	Fair and respectful		
Planning policy	POLICY CM3: GREEN BELT AND PUBLIC OPEN SPACES		
Indicator ref	Core output H3		
Outcome	No loss of Greenfield land		
		Trend	
INDICATOR	Amount of allotments lost or reduced as a result of development		
Indicator ref	CM3 1		
Outcome	No loss of allotment land		
		Trend	
INDICATOR	Change in areas of biodiversity importance		
Indicator ref	Core output E2		
Outcome	No loss of areas of biodiversity importance		
		Trend	
INDICATOR	Loss of existing open space		
Indicator ref	CM 3 3		
Outcome	Net gain of open space		
		Trend	

Comment

In the FY 2010/11, a new riverside walk was completed along the river Roding that was planned as part of the development of the Fresh Wharf Estate (planning reference 07/01014/FUL).

As a result, there has been a net gain in public open space in the FY 2010/11 (see table below).


E2	Loss	Addition	Total	Trend
Change in areas of biodiversity importance	0	0.037 ha	0.037 ha	

However, a number of planning applications were approved that once implemented, will lead to a net loss of open space (see table 4 below).

Table 4: Planning approvals that were approved in the FY 2010/11, which will, once implemented, lead to a change in open space.

Borough Reference	Area of existing open space (ha)	Area of proposed open space (ha)	Open space type description	Development description	Site name/number	Street name
10/00740/FUL	0.218	0.000	Amenity	Erection of four storey office building	Barking Business Centre	Cambridge Road
10/00804/FUL	0.000	0.104	Outdoor sports facilities including school playing fields	Erection of community sports centre and new changing rooms (floor space 8,922 m2), two external multi-purpose courts, landscaped mounds; and associated facilities, landscaping, and car parking; re-alignment and extension of existing access road	Part of Mayesbrook Park	Lodge Avenue
10/00804/FUL	1.860	0.000	Parks and Gardens	Erection of community sports centre and new changing rooms (floor space 8,922 m2), two external multi-purpose courts, landscaped mounds; and associated facilities, landscaping, and car parking; re-alignment and extension of existing access road	Part of Mayesbrook Park	Lodge Avenue
10/00811/REG3	0.000	0.063	Provision for children and young people	Construction of car park and associated hard surfaced paving areas in association with new leisure centre and formation of new multi-use games area	Seabrook Hall	Wood Lane
Net loss	2.078	0.167				
		1.911				

7 RENEWABLE ENERGY

INDICATOR		Renewable energy generation	
Community strategy objective	Clean		
Planning policy	POLICY CR1: CLIMATE CHANGE AND ENVIRONMENTAL MANAGEMENT		
Indicator ref	Core output E3		
Target	Reduction in carbon dioxide emissions of 25%		
Outcome	Installed micro generated capacity has increased fourfold		
Target met		Trend	



Comment

The amount of locally micro-generated renewable energy has increased. Most of the locally sourced renewable energy is generated by biomass boilers and solar panels. The capacity to produce renewable energy locally has increased fourfold since last year. Furthermore, applications were approved that can increase this capacity tenfold (see table 5).

A prominent example is the recently approved application in the London Sustainable Industries Park North (planning reference 10/00287/FUL). The application proposes an energy generator that can produce up to 16 mega watts of electricity (MW) and / or 64 mega watts of thermal heat of low carbon renewable combined heat and power through the gasification of some 120,000 tonnes of non-recyclable waste per annum.




The proposal would create the capacity to provide low carbon renewable electricity to 31,500 homes.

Table 5 Capacity of renewable energy installed and approved in the London Borough of Barking and Dagenham in mega watts (MW) during the FY 2010/11.

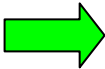
E3	wind onshore	solar photovoltaic	hydro	Biomass						Total	Trend
				Landfill gas	Sewage sludge digestion	Municipal (and industrial) solid waste combustion	Co-firing of biomass with fossil fuels	Animal biomass	Plant biomass		
Permitted installed capacity in MW		0.578				16	2.5			19.078	
Completed installed capacity in MW	0.1	1					1.5			2.248	

Note: This data is sourced from information contained within planning applications. Where this data was insufficient, the following assumption applied: one solar panel and a biomass boiler have the capacity to produce 2 KW and 500 KW, respectively.

8 FLOODING

INDICATOR	Flood and Coastal Erosions Risk Management	
Community strategy objective	Safe	
Planning policy	CR4 Flood management	
Indicator ref	NI 189	
Target	Progress in implementing the Flood and Water Management Act	
Outcome	See below	
Target met		
INDICATOR	Number of planning permissions granted contrary to Environment Agency (EA) advice on flooding and water quality grounds	
Indicator ref	Core Output E1	
Target	All planning applications granted with consent of the Environment Agency	
Outcome	None	
Target met		Trend 

Comment

	Flooding	Quality	Total	Trend
E1	0	0	0	

INDICATOR	Number of planning applications submitted that apply sustainable urban drainage systems (SUDS)	
Indicator ref	CR4 1	
Outcome	12	
INDICATOR	Number of flood risk assessments submitted	
Indicator ref	CR4 2	
Outcome	4	
INDICATOR	Cost of SUDS installed as part of housing development	
Indicator ref	CR4 3	
Outcome	£1,158/dwelling and £2,700+/dwelling (Source: Miller Homes, 2011)	

Comment

This year has been an important year for flood management. The Flood and Water Management Act received Royal Assent on the 8th of April 2010.

This Act defines that the Council is the 'Lead local flood authority' and has an oversight role in managing localised flooding.

Together with other agencies, we have responded to the new law in place and in the FY 2010/11, a number of planning applications have come forward that aim to prevent localised flooding, improve the environment and the quality of life for our residents:

GORESBROOK

Land Between Chequers Lane and the Goresbrook, Dagenham (planning reference 10/01098/FUL)

Re-grading of land immediately to the south of the Goresbrook will be undertaken as part of

the flood compensation measures. This will lower the ground levels by some 400 mm on which the proposed cycle path would be created. As part of the development, flood compensation remodelling measures are proposed to the top of the Goresbrook bank. The ecological appraisal identified that this area is used by water voles.

MAYESBROOK

Realignment of the Mayesbrook watercourse, formation of mounding and other associated landscaping (planning reference 10/00804/FUL)

The London Borough of Barking and Dagenham has commissioned a restoration project for Mayesbrook Park. This project is in the context of the Environment Agency promoting a scheme for the restoration of the Mayesbrook which runs north to south through the entire length of the park. The river restoration will develop a more natural diverse and visually interesting environment within the park and will provide enhanced flood storage to meet the predictions of climate change. The restoration of the Mayesbrook has been identified as the flagship restoration project for London under the recently launched London River Action Plan (LRAP). The scheme is supported by a large steering group composed principally of the Environment Agency, Barking and Dagenham Council, Thames Rivers Restoration Trust and Natural England. The river and floodplain restoration scheme is a central component of a larger project that aims to renovate Mayesbrook Park as a whole.

PUMPING STATION

As part of the works outlined above, new pumping stations are proposed in the area that will provide flood risk benefits to the site, resulting in a reduction of flooding.

As part of the works proposed on the land between Chequers Lane and the Goresbrook (planning reference 10/01098/FUL) the existing disused pumping station will be demolished.



A number of flood risk assessments have been submitted alongside planning applications, containing:

- emergency plans,
- water attenuation rates,
- water runoff rates.

More applications are coming forward with sustainable urban drainage systems (SUDS) as part of the development proposal. Some examples of SUDS were:


- green roofs, see Thames View Junior School (10/00946/REG3),
- a rain garden, see Beam Valley Country Park (10/00072/FUL),
- an underground storage tank with the capacity to contain 500 litres of rainwater, see Perry Road (09/00780/FUL),
- soft landscaping and swales that can attenuate rain water and store flood water in certain areas,
- soakaways,
- attenuation ponds,
- regrading of land for flood storage.

9 WASTE

INDICATOR	Capacity of new waste management facilities within East London Waste Authority area	
Community strategy objective	Clean	
Planning policy	CR 3 Sustainable Waste Management	
Indicator ref	Core Output W1	
Target	Capacity required for Composting (MSW and C&I) 47,440 tonnes at 2011 + 61,730 tonnes at 2016 + 21,085 tonnes at 2021 Recovery 262,710 tonnes at 2011 - 6,620 tonnes at 2016 + 13,280 tonnes at 2021 (East London Waste DPD, 2011)	
Outcome	No extra capacity built Energy from waste plant approved	
Target met		Trend 
INDICATOR	Amount of municipal waste arising, and managed by management type by waste planning authority	
Indicator ref	Core Output W2	
Target	exceeding recycling/composting levels in municipal solid waste (MSW) of 45 per cent by 2015 50 per cent by 2020 and aspiring to achieve 60 per cent by 2031 (London Plan, 2011)	
Outcome	Total amount of waste has reduced to 92,484 tonnes Amount of waste that was recycled has decreased (26%)	
Target met		Trend 

Comment

During the FY 2010, we have reduced the amount of municipal waste we produce by nearly 1,000 tonnes. This shows our continuing improvement in this area. However, if we want to meet the London Plan (2011) target to recycle nearly half (45%) of our waste by 2015, we have to improve from our current performance. We currently recycle 26% of the waste we produce. This is less than last year.

W2	Landfill	Recycled/composted	Other	Total waste arising	Trend
Amount of waste arising (tonnes)	41,618	23,857	27,009	92,484	

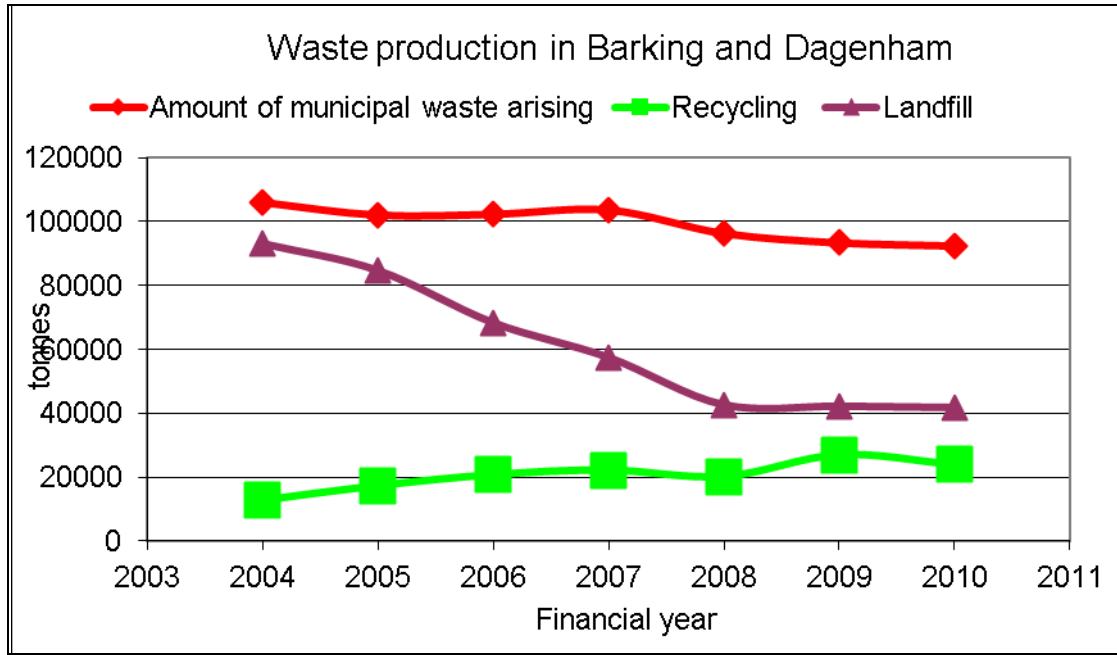






Figure 3 The total amount of municipal waste we produce has decreased over the last year.

10 EMPLOYMENT AND RETAIL

INDICATOR	Total amount of additional employment floor space - by type	
Community strategy objective	Prosperous	
Planning policy	POLICY CE3: SAFEGUARDING AND RELEASE OF EMPLOYMENT LAND	
Indicator ref	Core output BD 1	
Outcome	Loss of 5,455 square metres	
Target met		Trend 
INDICATOR	Total amount of employment floor space on previously developed land - by type	
Indicator ref	Core output BD 2	
Target		100%
Outcome		100%
Target met		Trend 
INDICATOR	Total amount of floor space for 'town centre uses' in (i) the local authority area, and (ii) town centres	
Planning policy	POLICY CE1: VIBRANT AND PROSPEROUS TOWN CENTRES	
Indicator ref	Core output BD 4	
Outcome	Net gain of more than 3,900 square metres of floor space	
Target met		Trend 

Comment

There has been a net loss of employment floor space in FY 2010. None of the developments were on Greenfield land (core output indicator BD 2). There has been a net gain of floor space used for town centre uses (see table 6 below).

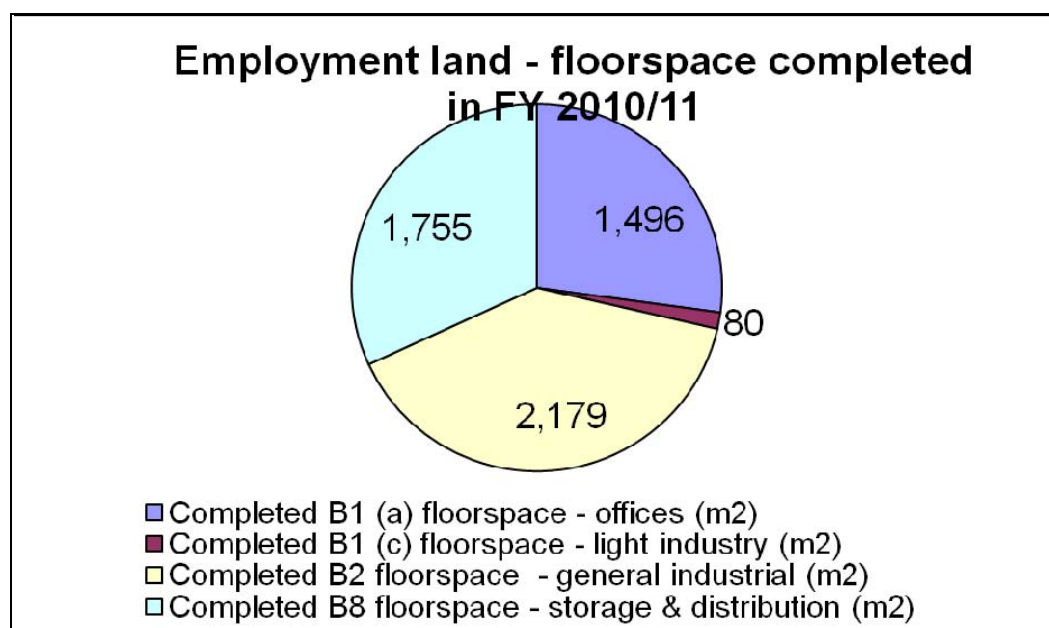



Figure 4 Employment land developed by use class in FY 2010/11 (core output indicator BD3).

**Table 6 Core indicators BD1, BD2 and BD4.
BUSINESS DEVELOPMENT**

		B1	B1a	B1b	B1c	B2	B8	All Employment Uses
BD1	Gross	1,576	1,496		80	2,179	1,755	5,510
	Net	-3,702	-1,122		-2,210	-484	-1,269	-5,455
BD2	Gross	1,576	1,496		80	2,179	1,755	5,510
	Amount on Brownfield	1,576	1,496		80	2,179	1,755	5,510
	% on Brownfield	100	100		100	100	100	100

BD 4 Borough Total		A1 Floorspace *	A2 Floorspace	Office Floorspace	D2 Floorspace	All Town Centre Uses
Gross		2,017	195	1,496	5,630	9,338
Net		757	-293	-1,122	4,558	3,900
By Town Centre		A1 Floorspace *	A2 Floorspace	Office Floorspace	D2 Floorspace	All Town Centre Uses
District, Chadwell Heath	Gross	50	50	100	50	250
	Net	-50	50	-28	-137	-165
District, Dagenham and Heathway	Gross	400		1,150		1,550
	Net	-300		1,150		850
Major, Barking	Gross					
	Net			-1,174		-1,174
Outside Town Centre	Gross	1,567	145	246		5,580
	Net	1,107	-343	-1,070		4,695

11 INFRASTRUCTURE

INDICATOR	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	
Community strategy objective	Healthy	
Planning policy	POLICY CC2: SOCIAL INFRASTRUCTURE TO MEET COMMUNITY NEEDS	
Indicator ref	CC2 1	
Outcome	See table below	
Target met	[REDACTED]	Trend 

Comment

INFRASTRUCTURE COMPLETED IN FY 2010/11		
Planning reference	Address	Development Description
07/00725/FUL	The Church Elm Ph And 214-216, RM10 9QS	District library Customer first centre
07/01014/FUL	Fresh Wharf Estate, Fresh Wharf Road, IG11 7BG	Police custody and patrol base Riverside walk and works to river wall
08/00078/REG3	Valence House Museum, RM8 3HT	Restoration and repair of Valence House, construction of visitor centre, demolition of adjacent commercial buildings including part re-instatement of historic moat, and conversion of 2 existing depot buildings to use as archive
08/00900/FUL	Riverside House 2, Chadwell Heath Lane, RM6 4LZ	Flexible use of building to allow use for purposes within use classes A1 (shops), A2 (financial and professional services), B1(a) (business), D1 (non-residential institutions) and D2 (assembly and leisure)
09/00721/FUL	The Beaver Centre, Building Adjacent Unit 1, Selinas Lane, RM8 1QH	Training facility, after school teaching club and place of worship (Class D1)
EDUCATION		
10/00393/FUL	2 Abbey Road, Barking, Essex, IG11 7AX	College (Class D1)
10/00681/FUL	Roding House, 2 Cambridge Road, Barking, Essex	College (Class D1)
10/01001/FUL	157 Broad Street, Dagenham, Essex, RM10 9XH	Management training centre (Class D1)

INDICATOR	Cost of infrastructure requirements
Indicator ref	CC2 2
Outcome	See table below

Cost of community infrastructure to support growth in Barking and Dagenham to 2025	
Type of Facility	Existing shortfall
Council's Responsibilities	
Education (incl. land for 4 additional primary schools and 2 additional 8FE secondary schools all on confined sites. Also includes 6,398 primary school places and 4,570 primary school places)	£147,613,529
Transport (incl. £500m for DLR Extension, £52m for Renwick Road Junction Improvements)	£633,511,000
Public realm (incl. London Road/North Street Market Square, A406 roundabout, BTC East Street, Street Scene Enhancement, Becontree Station Improvements, Creekmouth Industrial Area)	£2,660,000
Open space (incl. Abbey Green, Mayesbrook Park)	£8,250,000
Allotments (maintenance and creation of allotment space)	£649,476
Leisure (Indoor) (Build and land costs for 2 additional 4 court leisure centres. This assumes Barking Riverside will provide land and building for 8 lane swimming pool)	£4,032,900
Leisure (Outdoor) (additional 17.76 hectares of playing pitches, 1.5 tennis courts, 1 bowling green and upgrading of sports pavilion in eight strategic parks)	£6,814,140
Play (play provision for 5-9 year olds. Under 5s to be provided through S106 agreements (doorstep play))	£1,049,920
Children's centres	£5,600,000
Libraries (Revenue costs for Barking Riverside library, ongoing maintenance costs of existing estate)	£3,600,000
Flood defences (Measures to manage surface water flooding in LBBD. Does not include fluvial or tidal flooding)	£56,310,823
Employment and local labour (Revenue requirements for Barking Business Centre. Local Labour agreements to continue to be provided through S106 agreements)	£2,600,000
Emergency services	None
NHS Outer North East London's responsibilities	
Health (capital requirements for 36,082 people)	£22,144,757
Further Education Provider's Responsibilities	
Further Education	tbc
Total	£894,126,545

12 TRANSPARENCY

INDICATOR	(i) Percentage of major applications which make developer contributions, (ii) type of provision made and (iii) distribution of contribution
Community strategy objective	Prosperous
Planning policy	POLICY CC3: ACHIEVING COMMUNITY BENEFITS THROUGH DEVELOPER CONTRIBUTIONS
Indicator ref	CC3 1
Outcome	4 out of 15 major applications negotiated new section 106 agreements

Comment

In the FY 2010, 15 major applications were approved. These are listed in table below.

Major developments are those that propose more than 10 homes or more than 1,000 m² non-residential floor space.

	Applications approved FY2010	S106 agreements
1	Former Parks Police Centre, Goresbrook Road (10/01042/FUL) Redevelopment of site to provide 41 two storey 3 bedroom houses together with associated access road and children's play area	No
2	Car Park, Maplestead Road (10/00787/REG3) Erection of 8 three-bedroom houses and 2 four-bedroom houses with associated landscaping and parking	No
3	Barking Skill Centre, Part of Barking Market Site, London Road (09/00753/FUL) Erection of 6 storey plus plant Skills Centre building, comprising 3,711m ² (GIA) Educational and training floorspace (Use Class D1) with 507m ² (GIA) of retail (A1) /restaurant and cafe (A3) use at ground floor level	Yes <ul style="list-style-type: none"> • Green Travel Plan, outlining a package of measures developed to manage the traffic, transport and environmental impacts of the proposed development; • Local Labour for construction and operation phases; • Local goods and services clause; and • Renewal of footways fronting or surrounding the development site required due to the damage of the footway and adjacent public square during the course of construction works
4	Part of Mayesbrook Park, Lodge Avenue (10/00804/FUL) Erection of community sports centre and new changing rooms (floor space 8,922 m ²), two external multi-purpose courts, landscaped mounds; and associated facilities, landscaping, and car parking; re-alignment and extension of existing access road; and demolitions	Yes <ul style="list-style-type: none"> • Price restriction on membership and user fees • Concessionary rates • Social membership for over 60 year olds • Free use of changing facilities by schools when using park or athletics ground • Two indoor courts to be available for Council to book

		<p>for schools use for at least 20 hours per week</p> <ul style="list-style-type: none"> • Free use to members of public of outdoor courts via booking system, and maintenance of the courts • Provision of replacement spectator seating for athletics track • Provision of office space within building for use by police or Council officers for park security purposes • Local Labour and Business Agreement • Planting of semi-mature trees to screen building • Provision for Council to utilise roof of building for photo-voltaic panels installation
5	Fire Station, Rainham Road North (09/00603/OUT) Outline planning permission for demolition of existing fire station and erection of replacement fire station comprising 3 storey station building, 4 appliance bays, drill tower, recharging facility building and associated works	No
6	Plot 2, London Sustainable Industries Park North, Choats Road (10/00287/FUL) Erection of an 18,296 m2 industrial building incorporating a 43.6 metre high stack to be used as an energy generation facility to generate low carbon renewable combined heat and power with associated offices, highway alterations, 2 storey car park	Yes Being negotiated
7	Rose Business Park, Olympus Way (10/00435/FUL) Erection of 3 industrial units consisting of B1, B2, B8 and car wash with valeting centre	No
8	Sydney Russell Comprehensive School, Parsloes Avenue (10/00586/FUL) Redevelopment of part of site including erection of 3 storey building to provide additional teaching facilities, creation of new entrance foyer and dining hall, formation of central courtyard and associated car parking areas and landscaping works	No
9	Barking Business Centre, Cambridge Road (10/00740/FUL) Erection of four storey office building	No
10	Seabrook Hall, Wood Lane (10/00811/REG3) Construction of car park and associated hardsurfaced paving areas in association with new leisure centre and formation of new multi-use games area	No
11	Civil Engineering Division Of Samuel Williams, Perry Road (09/00780/FUL) Revised application: Use of former bus depot as materials reclamation facility [MRF] and for skip hire purposes	Yes A Local Labour/Business Agreement and a financial contribution of £70,000 towards the provision/improvement of local infrastructure

12	Bru Stir House, Freshwater Road (10/00172/FUL) Use of warehouse for industrial purposes (Class B2)	No
13	2 Abbey Road (10/00393/FUL) Use of office as college (Class D1)	No
14	Roding House, Cambridge Road (10/00681/FUL) Use of first and second floor as college (Class D1)	No
15	43 Thames Road (10/01118/FUL) Application for mixed use of building to allow use for purposes within use classes B1 (business) and B8 (storage or distribution)	No

	Applications completed FY 2010	S106
1	The Church Elm Ph And 214-216 (07/00725/FUL) Mixed use scheme to provide a district library, customer first centre and district housing office with associated residential/commercial floorspace	Yes
2	Fresh Wharf Estate (07/01014/FUL) Demolition of existing buildings and erection of police custody and patrol base, new riverside walk and works to river walk	
3	Valence House Museum (08/00078/REG3) Restoration and repair of Valence House, construction of visitor centre, demolition of adjacent commercial buildings and associated landscaping including part re-instatement of historic moat, and conversion of 2 existing depot buildings to use as archive	
4	Barking Hospital (08/00304/FUL) Extension of existing hospital building to provide two new single storey extensions and two storey extension with associated landscaping, parking and plant.	
5	Eastbury Comprehensive School (08/00752/REG3) Conversion and extension of existing primary school and redundant comprehensive school including formation of new play equipment, multi use games area, car parking areas and vehicular accesses to form enlarged Eastbury Primary School	
6	Ripple Road, Old Essex Works (08/01426/FUL) Demolition of existing building and erection of warehouse with ancillary office accommodation and car parking areas	Yes
	Wood Lane, Seabrook Hall (09/00151/REG3) Erection of two storey leisure centre comprising swimming pools, 4 court sports hall, gymnasium, dance studios, multi use community room, children's play area and cafe with associated staff, change and plant areas, external landscaping and car parking	
	Robin Hood Ph, Longbridge Road, 807 – 829 (09/00522/FUL) Erection of two storey development comprising a ground floor Lidl food store and separate retail unit, first floor office accommodation and associated landscaping and parking	Yes
	Former School, Cannington Road Site (09/00828/FUL) Erection of primary school including new vehicle and pedestrian accesses, fencing, car parking and other associated development	
	Bru-Stir House, Freshwater Road (10/00172/FUL) Use of warehouse for industrial purposes (Class B2)	
	2 Abbey Road (10/00393/FUL) Use of office as college (Class D1). Temporary permission (2 yrs) granted	
	Cambridge Road Roding House (10/00681/FUL) Use of first and second floor as college (Class D1)	

INDICATOR	Community Infrastructure Levy
Indicator ref	CC3 2
Outcome	Projected earnings

Comment

The Mayor of London has set a CIL charge of £20/m² per net additional floorspace for developments above a certain threshold (see table below). This is intended to raise £300 million towards the delivery of Crossrail. Subject to the outcome of the independent examination the charge is scheduled to take effect from 1 April 2012.

At the local level LBBD is undertaking viability work to set a local CIL charge that is viable.

CIL GLA charge	
CIL charge for developments > 100m ²	£20/m ²

INDICATOR	Land value
Indicator ref	CC3 3
Outcome	See table below

Comment

Table 7 Land values by area and land use. Source: CIL Viability Study, GVA, 2011

BARKING TOWN CENTRE	£/Hectare
Residential Mixed Use	£1,500,000
Residential Development Land (0-10% affordable housing)	£1,500,000
Residential Development Land (25% - 35% affordable housing)	250,000
LEFTLEY ESTATE & UEL	
Residential Development Land (10% affordable housing)	1,500,000
Residential Development Land (25% - 35% affordable housing)	£250,000
SOUTH DAGENHAM / BARKING RIVERSIDE	
Residential Development Land (10% affordable housing)	£740,000
Residential Development Land (25% - 35% affordable housing)	£250,000
REST OF BOROUGH	
Residential Development Land (10% affordable housing)	£740,000
Residential Development Land (25% - 35% affordable housing)	£250,000
EMPLOYMENT (SERVICED) LAND ONLY	
DAGENHAM DOCKS	£1,850,000
Employment Uses	
RIVER ROAD	£1,850,000
Employment Uses	
REST OF THE BOROUGH	£1,500,000
Employment Uses	
BARKING RIVERSIDE (retail)	£740,000

INDICATOR	Construction costs
Indicator ref	CC3 4
Outcome	See table below

Comment

Residential Build	£/m2
Flats (over 40 Storeys)	£3,359
Flats (16-40 storeys)	£2,521
Flats (6-15 storeys)	£1,958
Flats (5 storeys)	£1,439
Houses <=75sqm	£1,070
Houses >75sqm	£938
Terraced Houses (private and affordable)	£1,100
Low Rise Flats (private and affordable)	£1,200
High Rise Flats (private and affordable)	£1,500
Retail	£1,240
Office (B1a)	£1,720
Industrial (B2/B8)	£700
Industrial Waste	£950
Hotel	£1,300
Cinema	£1,150
Leisure Centre	£1,000

INDICATOR	Average sales price
Indicator ref	CC3 5
Outcome	£179,093
INDICATOR	No of houses sold
Indicator ref	CC3 6
Outcome	1,440 dwellings were sold

Comment

The average house price in Barking and Dagenham in 2010 was £179,093. In total, 1,440 dwellings were sold in the borough comprising:

- 382 flats and maisonettes (27 percent), average price £139,089
- 878 terraced houses (61 percent), average price £187,506
- 154 semi-detached houses (11 percent), average price £215,357
- 26 detached houses (2 percent), average price £274,724.

The distribution of 2010 sales by type and by price band is plotted on figure 3. This indicates that the majority of sales were terraced houses in the price range £150,000 to £300,000. There were only 27 transactions above £300,000.

House prices in Barking and Dagenham have remained lower than other East London Boroughs. Since the credit crunch and onset of the recession in 2007-08, house prices in Barking and Dagenham have remained relatively flat.

The highest value homes are located in the Longbridge ward in the west of the borough and to a lesser extent in Whalebone in the north (SHMA, LBBD 2011).

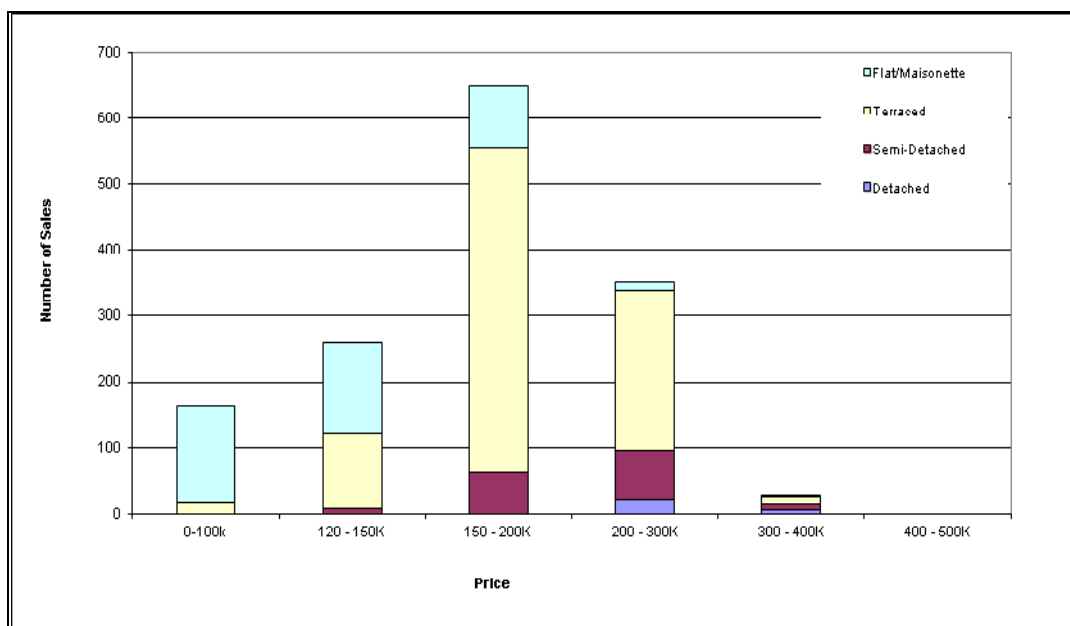


Figure 5 Number of units sold within a price range. HM Land Registry, SHMA, LBB, 2011.

INDICATOR	Rental income
Indicator ref	CC3 7
Outcome	See figure below

Comment

The average rent for new lettings in April 2011 was just under £900.

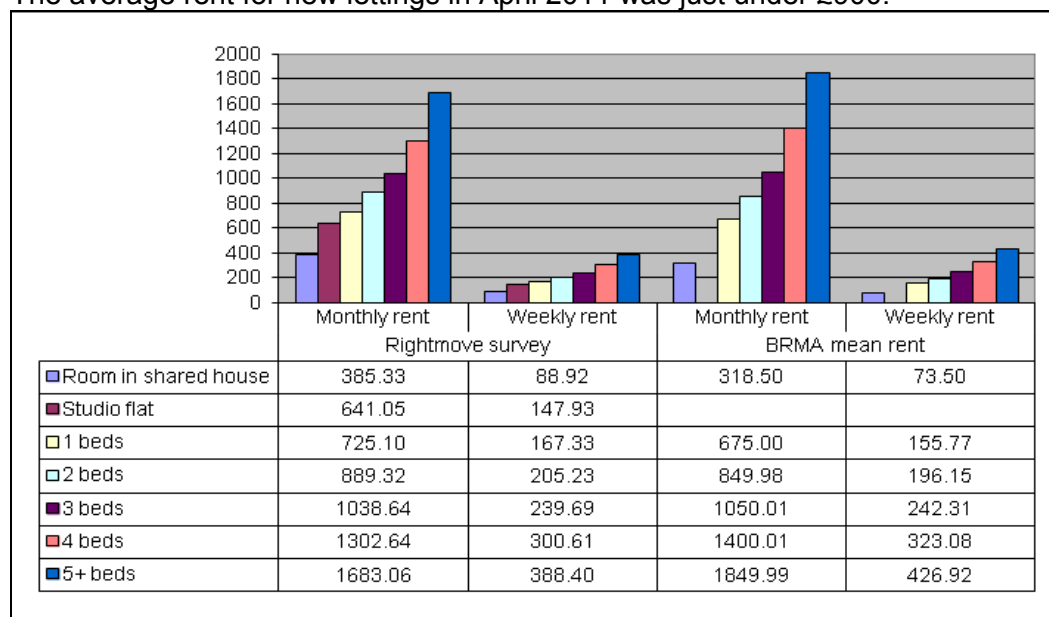


Figure 6 Rents by Bed size. Source: Right Move and BRMA in SHMA (LBB, 2011).

INDICATOR	Average earnings in Barking and Dagenham 2010/11
Indicator ref	CC3 8
Outcome	See table below

Comment

Average earnings in Barking and Dagenham have dropped since the recession, while they have risen across London and Great Britain (see table 8 below).

Table 8 Annual survey of hours and earnings. Source: ONS annual survey.

Year	Barking and Dagenham (£)	London (£)	Great Britain (£)
2002	439.5	479.9	392.7
2003	404.3	496.3	406.2
2004	413.6	509.8	421.3
2005	429.5	526.7	432.8
2006	478.2	537.6	445.9
2007	494.3	555.9	460.0
2008	499.4	581.5	480.0
2009	523.7	598.2	490.5
2010	500.6	606.8	501.8

Source: ONS annual survey of hours and earnings - resident analysis

INDICATOR	Affordability
Indicator ref	CC3 9
Outcome	Affordability reduced since last year

Comment

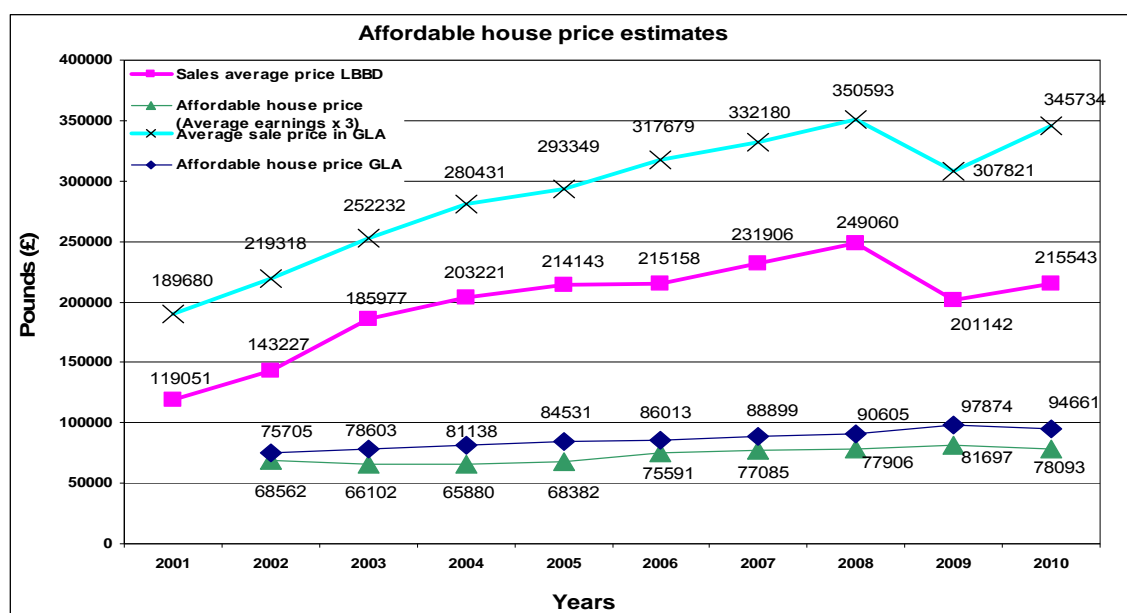


Figure 7 Average sales price in relation to income. Source: Land registry data and income data from NOMIS and ASHE.

13 CONCLUSION

13.1 Since the last annual monitoring report was published, the Localism Act has been enacted and the Government has removed the requirement to report on core output indicators. This has enabled the Council to focus on the indicators of most importance to understanding the planning of the local area.

13.2 In the last year, the preparation of the Local Development Framework has continued apace. The core strategy, borough wide development policies, Site Allocation and Barking Town Centre Area Action Plan DPDs and Hot Food Takeaway SPD have all been adopted. In February 2012, a number of draft SPD's and the Joint Waste Plan are timetabled to be adopted:

- o Draft Biodiversity SPD
- o Draft Tree and Development SPD
- o Draft Residential Extensions and Alterations SPD
- o Draft Barking Station Masterplan SPD

Finally, the Council's Community Infrastructure Levy (CIL) Preliminary Charging Schedule is due to be published for consultation in spring 2012.

TRANSPARENCY
<p>The forthcoming introduction of local and Mayoral CIL have heightened the importance of the Council developing better intelligence on development viability in the borough. For this reason, this year's annual monitoring report includes data on land values, construction costs, average rent levels and house prices. Once the Council's CIL is in place, future annual monitoring reports will review the evidence which underpins the setting of the charge to make sure it continues to be up to date. The starting point for this will be the economic viability assessment which has been undertaken by GVA Grimley for the Council's Community Infrastructure Levy. However, the Council will also draw on development appraisal submitted for individual schemes, so that key variables such as construction costs, profit levels, fee charges, and sales values can be challenged and tested.</p> <p>An infrastructure plan has been developed to identify the cost of the infrastructure needed to support the forecast development in the local development framework up to 2025/26. Future annual monitoring reports will report on the amount of CIL collected and what it has been spent on.</p>
HOUSING
<p>The type of housing coming forward has changed since last year. More affordable housing is now being secured on standalone sites rather than via S106. This is due to the Council developing the first new Council housing for a generation on its own land and the reduction in grant funding for S106 schemes.</p> <p>All in all, 339 units were completed and 40% of these are affordable.</p> <p>The quality of the design and architecture needs to be kept under review.</p>
ENVIRONMENT
<p>Environmental design standards of newly built homes are improving.</p> <p>A number of planning applications have come forward that include sustainable urban drainage systems, such as rain water storage tanks, swales, and flood storage areas. We now produce more renewable energy locally, which is mostly sourced from solar panels and biomass boilers.</p> <p>A large industrial unit that can produce energy from waste has been approved in</p>

Dagenham.

Whilst the total amount of municipal waste we produce has decreased less of this was recycled compared to last year.

EMPLOYMENT AND TOWN CENTRE

Net floor space for employment purposes has decreased this year. We now have more retail floor space since last year.

APPENDIX 1 INDICATORS

Listed below are the indicators used in this report.

INFRASTRUCTURE				
Indicator reference	Title		Page	
CC2 1	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		28	
TRANSPARENCY				
CC2 2	Cost of infrastructure requirements		28	
CC3 1	(i) Percentage of major applications which make developer contributions, (ii) type of provision made and (iii) distribution of contribution		29	
CC3 2	Community Infrastructure Levy		32	
CC3 3	Land value		32	
CC3 4	Construction Cost		33	
CC3 5	Average sales prices		33	
CC3 6	No of houses sold		33	
CC3 7	Rental income		34	
CC3 8	Average earnings in Barking and Dagenham 2010/11		34	
CC3 9	Affordability		35	
BUSINESS DEVELOPMENT				
Core output	BD1	Total amount of additional employment floor space - by type	26	
	BD2	Total amount of employment floor space on previously developed land - by type	26	
	BD4	Total amount of floor space for 'town centre uses' in (i) the local authority area, and (ii) town centres.	26	
HOUSING				
Core output	H2	a	Net additional dwellings in previous years	12
		b	net additional dwellings for the reporting year;	12
		c	net additional dwellings in future years (NI 159)	12
		d	Managed delivery target	12
	H3	New and converted dwellings - on previously developed land		17
	H4	Net additional pitches (Gypsy and Traveller)		11
	H5	Gross affordable housing completions		13
		1	Diverse housing sector	13
H6	Housing Quality - Building for Life Assessments		15	
CM2 1	New homes bonus		10	
Significant effects indicator	CC1	Unit mix - net percentage of family units, three bedroom, four bedroom or larger accommodation	13	
CP3 1	Proportion of major new dwellings achieving a given score for Ecohomes or BREEAM assessments		15	
CP3 3	Percentage of units approved that meet wheelchair accessible housing standards		15	
CM3 1	Amount of allotments lost or reduced as a result of development		17	
CM3 2	Change in areas of biodiversity importance		17	
CM3 3	Loss of existing open space		17	
ENVIRONMENTAL QUALITY				
Core output	E1	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	21	

CR4 1		Number of planning applications submitted that apply SUDS	21
CR4 2		Number of flood risk assessments submitted	21
CR4 3		Cost of SUDS installed as part of housing development	21
Core output	E2	Change in areas of biodiversity importance	17
	E3	Renewable energy generation	19
NI 189		Flood and Coastal Erosion Risk Management	21
WASTE			
Core output	W1	Capacity of new waste management facilities by East London waste planning authority	24
	W2	Amount of municipal waste arising, and managed by management type by waste planning authority	24

APPENDIX 2 HOUSING PROJECTIONS

Location	Site area (ha)	Application No	Proposed units	2011/12 Current year	Expected Completions				
					2012/13 1	2013/14 2	2014/15 3	2015/16 4	2016/17 5
Barking Riverside	175.0	04/01230/OUT	10,800	96	166	96	150	200	200
Marks Gate			300			100	50	150	
Goresbrook Road	1.0	10/01042/FUL	40	40					
University of East London	9.6	06/01284/OUT	1,032	100	150	130	138	254	
Lymington Fields	12.7	07/01289/OUT		100	100	100	100		
Becontree Heath (Wider Site)	4.1							100	100
Eastern End of Thames View	5.1					227	49		
Goresbrook Village	2.8					100	100		
Curzon Crescent Garages	0.5	09/00995/FUL	7	7					
Roycraft Avenue	0.2	09/00994/FUL	6	6					
Alderman Avenue Garages	0.3	09/00993/FUL	8	8					
Chelmer Crescent Garages	0.3	09/00995/FUL	7	7					
Charlton Crescent Garages Site 1	0.1	09/00991/FUL	6	6					
Garage Site R/O 7-17 Charlton Crescent	0.2	09/00992/FUL	4	4					
Rose Lane Garages	0.1		5			5			
Rose Lane site of former WC	0.2		9			9			
Roles Grove Garages	0.2		10			10			
Land at St Mark's Church, Arneways Avenue	0.3		17		17				
Garage site to the rear of 75 – 77 Wivenhoe Road	0.1		5		5				
Upney Lane Centre	0.4	05/00246/OUT	25		25				
243 - 245A High Road	0.3	09/00860/FUL	14		14				
Roger's Road Depot, 81-83 Roger's Road	0.1	09/00860/FUL	5	5					

Location	Site area (ha)	Application No	Proposed units	2011/12 Current year	Expected Completions				
					2012/13 1	2013/14 2	2014/15 3	2015/16 4	2016/17 5
Earls Walk Car Park	0.1		3		3				
Mayesbrook Residential Care Home	0.5	10/00787/FUL	23			23			
Maplestead Road Car Park	0.3	10/00787/REG3	10	10					
Garages rear of 289-309 Heathway	0.1				6				
Burford Close Garages	0.1				6				
Beamway Garages	0.1		5	5					
Garages to rear of 53-57 Wellington Drive	0.1		7		7				
58-62 Church Street	0.1		5		5				
Garages rear of 13-15 Highland Avenue, Dagenham	0.1		4		4				
28-30 Highland Avenue Garages	0.1	09/01008/REG3	7	7					
Mellish Close Garages	0.1		5	5					
Garages in front of 58-61 Alfred Gardens	0.1		5		5				
Thornhill Gardens Garages	0.1	10/00983/REG3	6	6					
Stansgate Road Garages and retail parade 25-39 Stansgate Road	0.1		6		6				
Garage site, Waterbeach Gardens	0.1		7	7					
Freshwater Road Conversion	0.2	08/00470/FUL	60		60				
Julia Engwell Clinic/Woodward Road Library	0.1		22		22				
London Road/North Street	2.3	08/01325/OUT					100		
Freshwharf Net Units	3.7	07/00591/OUT				100	100	100	100
Barking Station	6.4	01/00387/FUL				150	150	150	150
Williams Street Quarter - Gross Units	2.5	07/01359/REG3			33	168			
Gascoigne - Estate Regeneration Gross Units	33.6					50	100	190	190
Abbey Retail Park Net Units	3.6						250	250	250
Cultural/Creative Industries Quarter	1.0	08/00727/FUL				134	135		

Location	Site area (ha)	Application No	Proposed units	2011/12 Current year	Expected Completions				
					2012/13 1	2013/14 2	2014/15 3	2015/16 4	2016/17 5
Vicarage Field Net Units	2.8						150		
Bamford Road	0.7	09/00869/OUT				88			
98 - 100 Abbey Road	0.4	06/00675/FUL			80				
Barking Working Mens Club	0.2	05/00933/FUL			79				
54 Victoria Road	0.0	07/00060/FUL		15					
Loxford Road – Samals	0.4				65				