

# London Borough of Barking and Dagenham Authorities Monitoring Report 2011/12

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# 1 Background

*“The biggest challenge is for us to understand the net effects of those changes within the community and to minimise the negative effect wherever possible.”*

Graham Farrant, 2012  
**Chief Executive, LBBD**

## 1.1 Introduction

Despite the economic climate planning and regeneration in Barking and Dagenham continues apace. With the benefit of a fully adopted Local Plan the focus in FY 2011/12 has been on economic development whether through estate renewal, new communities on brownfield land or business growth.

The Barking and Dagenham Local Development Framework Monitoring Report covers the period from the 1 of April 2011 to the 31 of March 2012. The Localism Act was enacted on the 15 of November 2011. This amends Section 35 of the 2004 Planning and Compulsory Purchase Act which previously required Local Planning Authorities to submit an Annual Monitoring Report to the Secretary of State. The Localism Act removes this requirement but retains the need for the local authorities to produce a monitoring report for public consumption known as an ‘Authorities Monitoring Report’ (AMR) and it specifies that the interval between subsequent reports should be no longer than 12 months. This is Barking and Dagenham’s eighth AMR.

The Localism Act requires Authorities’ Monitoring Reports to monitor the implementation of the Council’s Local Plan and to assess the extent to which the objectives of the planning policies contained in these documents are being achieved.

The Local Plan contains a series of Development Plan Documents which contain planning policies, and Supplementary Planning Documents (SPDs) which expand on or explain how policies will be applied.

## 1.2 Methodology

### How we measure outcomes

Outcomes are measured through a variety of indicators. The list of indicators reported here has been amended (see Appendix 1) in response to the Localism Act.

The information provided here is collected from the sources listed below.

- **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.
- **Census 2011**
- **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 intended



Improving



Deteriorating



No change

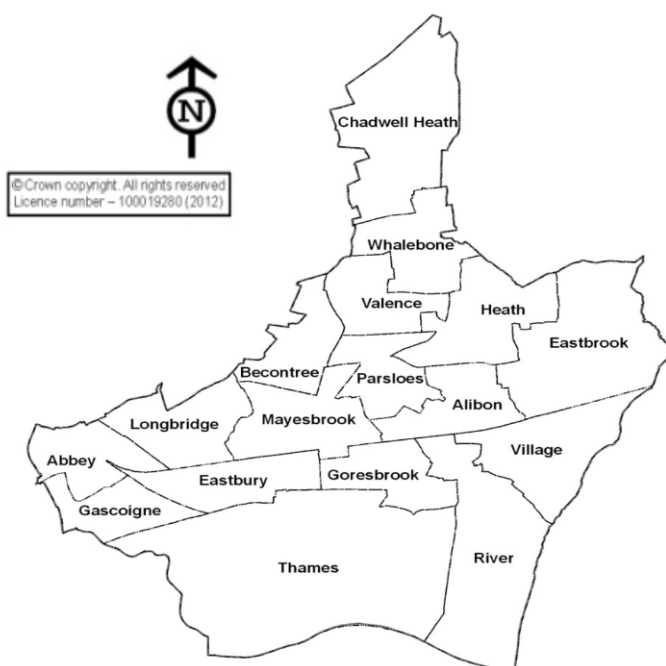
### 1.3 Borough Context

The London Borough of Barking and Dagenham (LBD) is located at the heart of the Thames Gateway. The Thames Gateway growth corridor offers significant development opportunities for Barking and Dagenham.



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

Approximately 11 miles east of Central London, Barking and Dagenham is a relatively small (3,611 hectares) borough positioned between the London boroughs of Redbridge and Newham to the west, Havering to the east and over the River Thames, Greenwich and Bexley to the south. The borough consists of 17 wards as shown by Figure 2 below.



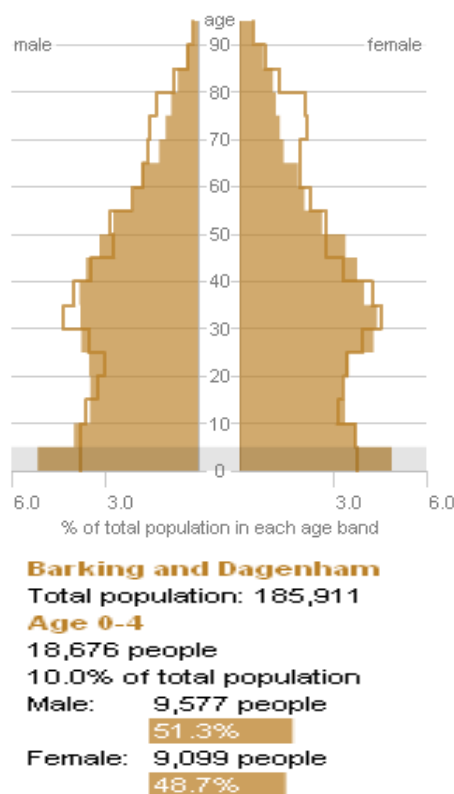
**Figure 2:** Barking and Dagenham Wards

### 1.3.1 Population and Age Structure

The first round results from the 2011 Census were released by ONS in July 2012. The population of the borough has increased by 22,000 to 185,900 between 2001 and 2011. This is a 13.4% increase in the borough's population.

Figure 3 illustrates the age structure of the borough. There has been almost a 50% rise in 0-4 year olds between 2001 and 2011. This is the highest growth for this age group of any local authority in England and Wales. Barking and Dagenham also has the highest population percentage of 0-19 year olds in the country at 31%.

There are only 17 local authorities in the country with a smaller over 60's population, most of which are in inner London. There has been an 8% increase in the over 85 population.



**Figure 3:** Age structure of Barking and Dagenham

Source: ONS, 2011

### 1.3.2 Household Size and Housing Tenure

The provision of housing remains a key priority for Barking and Dagenham. There has been a modest increase in total households, from 67,273 to 69,681 between 2001 and 2011. The growth in population in Barking and Dagenham has therefore outstripped the increase in households. This has resulted in a rise in the average number of occupants per household from 2.4 to 2.7 occupants per dwelling which is one of the highest occupancy rates in London and above the average size for both London and England.

Table 1 shows the number of households in Barking and Dagenham, as recorded by the 2011 Census and how they are broken down by housing tenure.

**Table 1: Housing Tenure**

Type of tenure	Dwellings	LBBB %	England %
<b>Social Rented</b>	<b>23,459</b>	<b>33.7</b>	<b>17.7</b>
Local Authority	19,782		
Registered Social Landlord	3,677		
<b>Private Rented</b>	<b>12,328</b>	<b>17.7</b>	<b>16.8</b>
<b>Owned</b>	<b>32,324</b>	<b>46.3</b>	<b>63.4</b>
Owned Outright	11,908		
Owned with Mortgage	20,416		
<b>Shared Ownership</b>	<b>906</b>	<b>1.3</b>	<b>0.8</b>
<b>Other or living rent free</b>	<b>664</b>	<b>1</b>	<b>1.3</b>
<b>Total number of households</b>	<b>69,681</b>		

Source: LBBB, 2011

There has been a large increase in the number of households in the private rented sector, from 7% in 2001 to 17.7% in 2011. The number of households in this tenure has risen from 4,712 to 12,328 representing an increase of 262%. However, compared to the London average the borough has a lower proportion of private rented households.

Since the 2001 Census there has been a drop in households both owned outright and those owned with a mortgage or a loan. Whilst there remain a very high proportion of Local Authority households in the borough, compared to both London and England, there has been a drop in Local Authority households from 34.44% of all households to 28.39%.





### 1.3.3 Crime






Core Strategy Policy CP3 seeks to reduce crime and the fear of crime by promoting the principles of 'Secure by Design'. The annual crime count in Barking and Dagenham has reduced by 2% in FY 2011/12. Yet, it is on average higher than the rest of London (MET Police, 2012). Crime rates vary across the borough and are highest in Barking Town Centre.



### 1.4 Headlines: key findings and achievements

The Council has selected a number of indicators to measure changes so that we can plan ahead and improve the life of our residents. Regularly measuring these indicators allows comparisons to be made over time and helps show how policies are performing.


Indicator	Details for year 2011/12	Trend	Mitigation Action
<b>POLICY MAKING AND DEVELOPMENT CONTROL PERFORMANCE</b>			
<b>Planning documents</b>	The Council now has a fully adopted Local Development Framework. A Preliminary Draft Community Infrastructure Levy charging schedule has been drafted.		
<b>ENSURING A VITAL ECONOMY AND ATTRACTIVE TOWN CENTRES</b>			
<b>Employment and town centre uses</b>	A large retail-led mixed use scheme in Barking Town Centre received planning permission. We have a new water treatment plant and a net gain in storage and distribution floor space (Use Class B8).		
<b>MANAGING GROWTH</b>			
<b>Housing completions</b>	393 additional units have been built. This is more than last year. The London Plan target of 1,065 units has not been met.		Transparency will reduce barriers to development.
<b>Affordable units</b>	Half of all units approved and completed in the financial year 2011/12 were affordable units. This is 10% higher than last year. Many are family units.		The Council is looking at ways to increase affordable housing supply.


<b>SUSTAINABLE RESOURCES AND THE ENVIRONMENT</b>			
<b>Sustainable construction</b>	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'.		
<b>Energy/ Flooding</b>	A composting facility has been approved that covers an area of 2.2 ha and can generate up to 1.13 MW of electricity, which will be directed to the local grid and 1.15 MW of heat, has been completed.		
<b>Waste</b>	The total amount of municipal waste produced in this borough has decreased and we recycle more than last year.		
<b>CREATING A SENSE OF PLACE</b>			
<b>Housing Quality</b>	The percentage of units built for wheelchair users and those built to 'Lifetime homes' standard has improved.		
<b>Protecting open spaces</b>	We have approved a number of residential units on garden land but not lost any Greenfield land.		

## 2 POLICY MAKING AND DEVELOPMENT CONTROL PERFORMANCE

INDICATOR		Plan Making		
Planning Policy		Core Strategy: CM1		
Indicator reference		1		
Outcome		See below		
<b>Comment</b>				
<p>In FY 2011/12, the Council adopted the Joint Waste Plan (Feb 2012) and in doing so the borough now has a fully adopted Local Plan, formally called the Local Development Framework. The Barking and Dagenham Local Plan 2010 - 2025 sets out policies for economic growth whilst ensuring those things which make the borough special are preserved or enhanced.</p> <p>The adopted Local Plan consists of a series of documents. The most important of these is the Core Strategy, which sets out our spatial vision for Barking and Dagenham and a strategy for how this vision will be achieved. The Borough Wide Development Policies Document, the Site Specific Allocations Document, the Barking Town Centre Area Action Plan and the Joint Waste Plan support the strategic objectives set out in the Core Strategy.</p>				
<p><b>Table 2:</b> Actual performance / proposed new dates in preparing Local Plan and Supplementary Planning Documents</p>				
Document		Status	Update	Actual Date of Adoption
Local Plan	Core Strategy	Adopted		July 2010
	Site Specific Allocations	Adopted		December 2010
	Borough Wide Development Policies DPD	Adopted		March 2011
	Barking Town Centre Area Action Plan DPD	Adopted		February 2011
	Joint Waste Plan DPD	Adopted		February 2012
	Proposal Map			February 2012
	Community Infrastructure Levy	Draft	Draft Schedule Consultation planned for March/April 2013  Adoption targeted for October 2013	
SPD	Saturation Point: Addressing the Health Impacts of Hot	Adopted		July 2010

	Food Takeaways SPD			
	Barking Station Masterplan SPD	Adopted		February 2012
	Biodiversity SPD	Adopted		February 2012
	Tree and Development SPD	Adopted		February 2012
	Residential Extensions and Alterations SPD	Adopted		February 2012
<b>PANs</b>	Religious Meeting Places PAN 4	NA	Amended 2012	May 2012
<b>Other</b>	HMO Article 4 Direction	NA	Consultation completed on non-immediate Article 4 Direction	To come into effect 14 May 2012


<b>INDICATOR</b>	<b>Total number of planning decision</b>
<b>Planning Policy</b>	<b>Core Strategy: CM1</b>
<b>Indicator reference</b>	<b>2</b>
<b>Outcome</b>	<b>627</b>
<b>Trend</b>	
<b>Comment</b>	
Compared to last year, there has been drop of 3% in the number of planning applications decided (Source: PS2 return, LBBDD 2012).	


<b>INDICATOR</b>	<b>% of all applications received which were approved</b>
<b>Indicator reference</b>	<b>3</b>
<b>Outcome</b>	<b>82%</b>
<b>Trend</b>	
<b>Comment</b>	
During the financial year 2011, 627 applications were processed and the majority of these (82%) were approved. Even though less applications were received in 2011/12 than in 2010/11 more applications were approved in total.	

**Table 3:** Comparative number of applications approved 2010/11 – 2011/12

	No of applications	No of applications approved	Percentage approved (%)
FY 2010/11	646	515	80
FY 2011/12	627	516	82

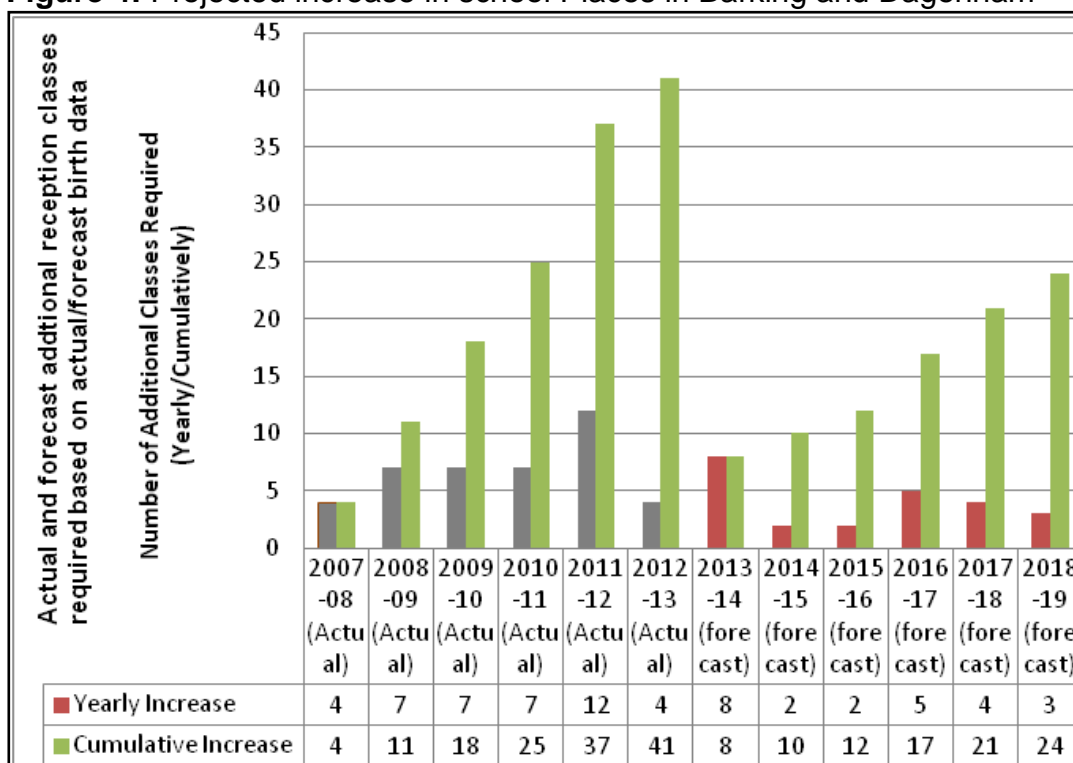
### 3 CREATING A SENSE OF COMMUNITY

INDICATOR	Average size of GP patient list
Planning Policy	Core Strategy: CC2
Outcome	Increase
Indicator reference	4
Trend	
Comment	<p>Since last year, the number of registered patients on GP lists has risen by 4% (LBBD, 2012). In Barking and Dagenham, there are 40 GP practices.</p>

INDICATOR	Available School Places
Planning Policy	Core Strategy: CC2
Indicator reference	5
Outcome	See below
Trend	
Comment	<p>The number of pupils in primary schools in FY 2011 has increased by 497 pupils since the previous year. The forecast shows that pupil numbers will continue to increase substantially in the next 10 years. This is reflected in the corresponding birth rates which began a rising trend from FY 2000 to the latest birth figures available from the GLA for the calendar year ended 2010. Consequently, by FY 2016, there will be an additional 6,613 pupils. By FY 2021 there will be an additional 9,820 pupils.</p> <p>The number of children in reception year for FY 2011 has increased by 347 since the previous year. The forecasts for the number expected in reception for FY 2012 shows an expected increase of 137 pupils, equivalent to an additional five reception classes. Thereafter, reception numbers are expected to continue increasing steadily reflecting increased birth numbers together with the house-build programme.</p> <p>It is expected that the long-term effect of house building in the borough and</p>

the changing demographics is likely to influence the rate with a continuing rising trend in the next 5 years.

**Figure 4:** Projected increase in school Places in Barking and Dagenham



Source: Census (2011) and school places, LBBDD 2012.

<b>INDICATOR</b>	<b>Overall CIL liability of developments approved in 11/12</b>
<b>Planning Policy</b>	<b>Core Strategy: CC3</b>
<b>Indicator reference</b>	<b>6</b>
<b>Outcome</b>	<b>See below</b>
<b>Target met</b>	<b>To be reported 2012/13</b>
<b>Comment</b>	<p>The Mayor of London has set a CIL charge of £20/sqm per net additional floor space for developments above a certain threshold (see table 4 below).</p> <p>This is intended to raise £300 million towards the delivery of Crossrail. On 29 February 2012, the Mayor agreed his CIL charging schedule, accepting the recommendation of the independent examiner. The levy applies to developments consented on or after 1 April 2012. Monies from the Levy will be reported in Barking and Dagenham’s 2012/13 Authorities Monitoring Report.</p>

**Table 4: GLA CIL Charge**

GLA CIL charge / sqm	
CIL charge for developments > 100/sqm	£20

At the local level, LBBB is undertaking viability work to set a borough CIL charge.

**Table 5: Proposed Charging Zones: Residential (per sqm)**

	0% Affordable Housing
Barking Town Centre Key Regeneration Area and Leftley and Faircross Estates	£70
Barking Riverside Key Regeneration Area	£25
Rest of Borough	£10

**Table 6: Proposed Differential Rates: Intended use (per sqm)**

Preliminary Draft Charges	CIL	Proposed Draft Charges	CIL
Large Convenience Retail (>1,500sqm)	£300	Supermarkets/Superstores	£175
Small Retail (A1-A5 <370 sqm)	Nil	Office (B1a)	Nil
Office (B1a)	Nil	Business (Research and Development - B1b, Light Industry - B1c, General Industrial - B2 and Storage and Distribution - B8)	£5
Municipal Leisure	Nil	Municipal Leisure	Nil
Health	Nil	Health	Nil
Education	Nil	Education	Nil
All other non-residential uses	£10	All other non-residential uses including all other retail	£10

INDICATOR	Average S106 per net new homes approved in FY11/12
Indicator reference	7
Outcome	£ 2,128 per unit
Target	£ 6,000 per unit
Target met	<b>X</b>
Comment	New development in Barking and Dagenham can bring significant benefits to

local communities, including new homes and jobs. However, there are often impacts on the local area as a result of development, for example more people using local facilities such as schools, parks, roads and leisure centres.

These impacts can be addressed through 'planning obligations', which are commitments, made by the developer and formalised by a legal agreement under the Planning Act. The legal agreement is known as a 'Section 106 agreement' and forms part of a planning approval. Section 106 agreements are legally binding and may be either in cash or kind, to undertake works, provide affordable housing or provide additional funding for services.

In the interests of localism, in 2010, the coalition government announced its intention to transfer planning functions from the London Thames Gateway Development Corporation back to Barking and Dagenham in April 2011. The Corporation had applied a £6,000 per dwelling tariff to large housing developments in the borough which fell under its jurisdiction. The Council continues to apply this £6,000 per residential unit tariff across the borough. This will be superseded by the borough's Local community infrastructure levy when it's charging schedule is adopted, which is targeted for October 2013.

**Table 7: Section 106 payments per unit and breakdown by Heads of Terms**

<b>Residential developments</b>	<b>Net additional residential units</b>	<b>735</b>
	<b>S106 approved in FY 2011/12</b>	<b>£1,564,177</b>
	<b>Charge per unit</b>	<b>£2,128</b>
	Transport	£750,000
	Education	£791,037
	Monitoring	£13,790
	Legal Costs	£4,350
	Environmental	£5,000

In total 735 net additional units were agreed. The average charge per unit was calculated against all the units permitted. Only 622 of these had S106 agreements associated with the planning consent.



**Figure 5:** Heads of Terms for S106 agreements collected from residential developments

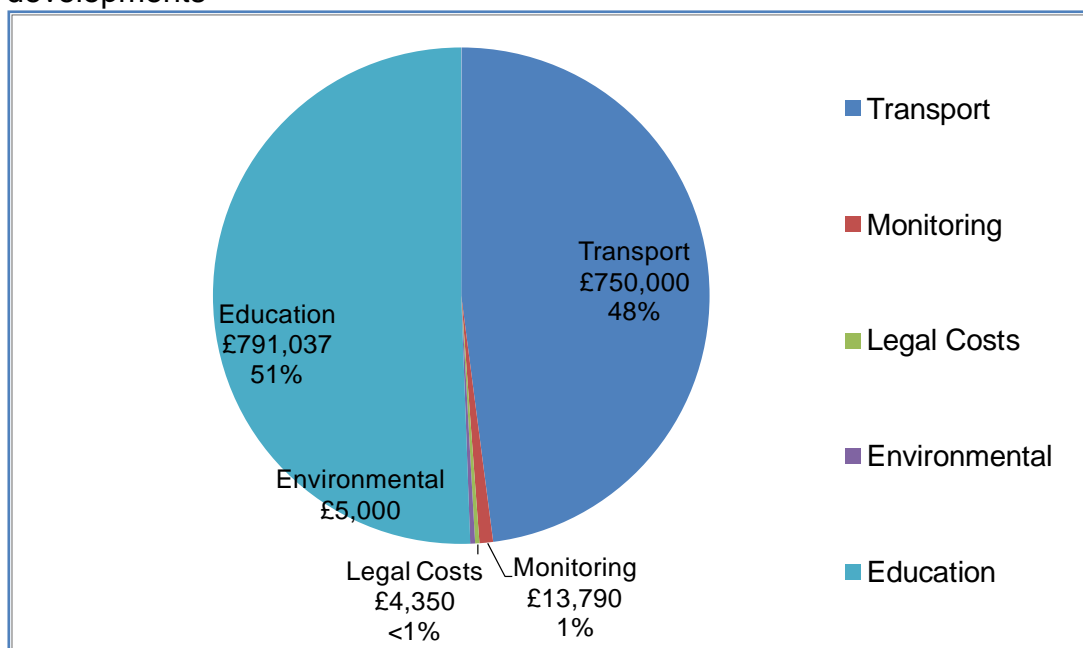


Figure 5 indicates that the majority of S106 monies collected in FY2011/12 on residential schemes were for transport and educational improvements.

**INDICATOR Non-residential S106 secured in FY11/12**

<b>Indicator reference</b>	<b>8</b>
<b>Outcome</b>	<b>£ 1,693,700</b>
<b>Target met</b>	

**Comment**

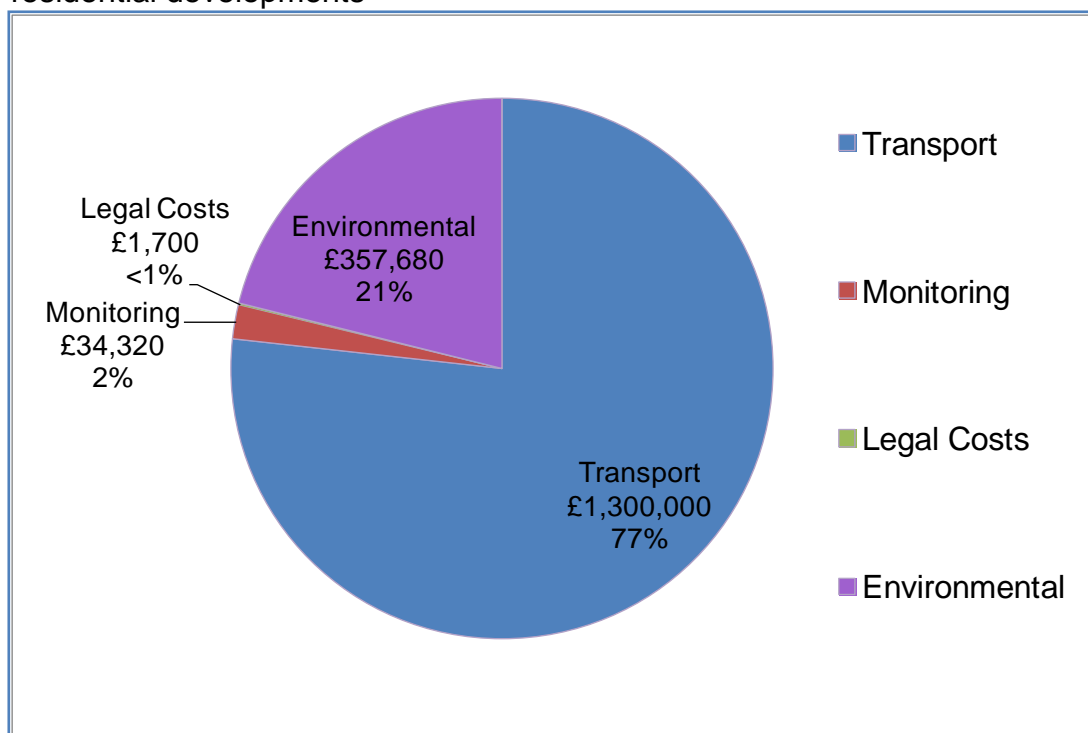
S106 agreements agreed by developers of non-residential schemes or mixed use schemes are listed in the table 8 below.

**Table 8:** Applications which secured Section 106 agreements and Section 106 breakdown by Heads of Terms

	Planning reference	Decision	Address	Development Description
S106 from non-residential developments	11/00954/FUL	23.03.12	Development site at Corner Of North Street, London Road, IG11	10 storey building, superstore and 100 flats
	11/00707/FUL	15.03.12	Premier Inn, Chequers Corner, Dagenham	Hotel, Pub and Restaurant
	11/00564/FUL	28.03.12	Units 6 & 8, Maybells Industrial Estate, Ripple Road	Warehouses

			IG11 OTP	
	11/00399/OUT	26.03.12	Land to South of Merrields Retail Park, West of Chequers Lane, Dagenham	Commercial floorspace
	11/00460/FUL	16.03.12	Proposed Site of Organic Waste Treatment Centre (TEG), Choats Road	Energy from waste plant
Non-Residential	<b>S106 approved in FY 2011/12</b>			<b>£1,693,700</b>
	Transport			£1,300,000
	Monitoring			£34,320
	Legal Costs			£1,700
	Environmental			£357,680


**Figure 6:** Heads of Terms for S106 agreements collected from non-residential developments



As indicated in Figure 6, the majority of S106 monies collected in FY 2011/12 from non-residential development went towards transport improvements.

<b>INDICATOR</b>		<b>New Homes Bonus</b>
<b>Indicator reference</b>	<b>9</b>	
<b>Outcome</b>	<b>£ 719,290</b>	
<b>Target met</b>		
<b>Comment</b>		
<p>For the period October 2011- October 2012 Barking and Dagenham received £719,290 New Homes Bonus (NHB) and will gain a New Homes Bonus (NHB) grant in 2012-13 of £ £996,051. In year Oct 2012-13 this equates to £2,464,936 (Year 1 + Year 2 + Year 3).</p> <p>The NHB is a Government scheme which is aimed at encouraging local authorities to grant planning permissions for the building of new houses, in return for additional revenue. The level of grant for each additional dwelling is linked to the national average of the council tax band for the following six years. The development of each additional affordable home attracts an enhancement of a flat rate of £350 per annum. Local authorities have flexibility on how to spend this un-ring fenced grant.</p> <p>The bonus is not necessarily new money. Government has acknowledged that there will be winners and losers in the implementation of the NHB. The redistributive mechanism of the New Homes Bonus means that the scheme will create financial winners and losers: for any authority to gain financially (relative to their allocation before the bonus), one or more authorities must lose financially.</p>		

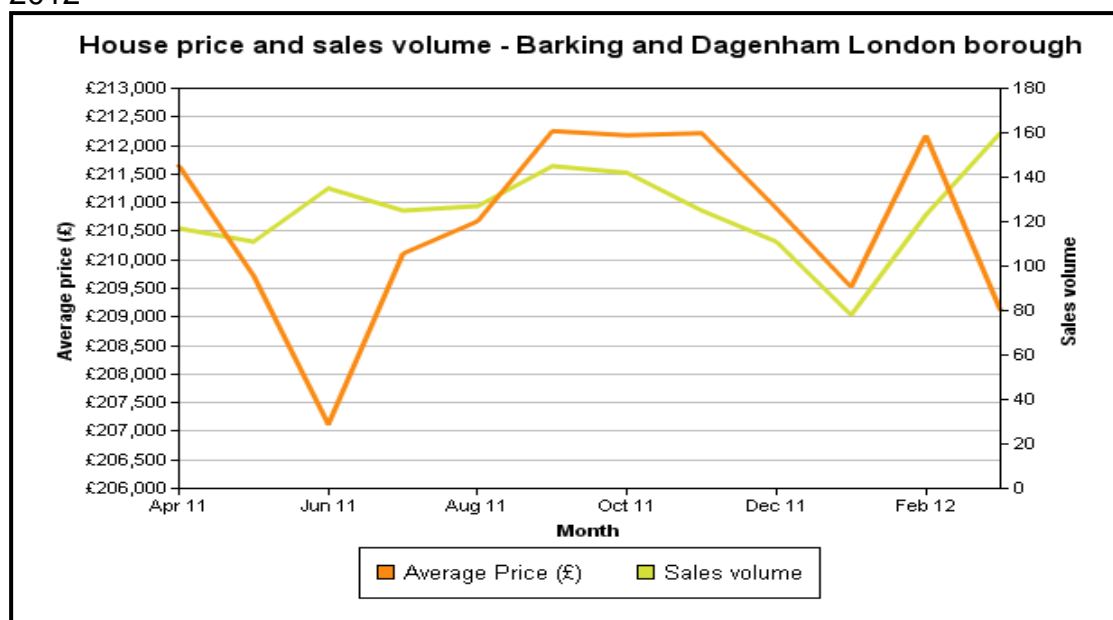
#### **4 ENSURING A VITAL ECONOMY AND ATTRACTIVE TOWN CENTRES**

<b>INDICATOR</b>		<b>Sales value</b>						
<b>Indicator reference</b>	<b>10</b>							
<b>Outcome</b>	<b>£ 208,668</b>							
<b>Trend</b>								
<b>Comment</b>								
<p>In March 2012, the end of year average house price in Barking and Dagenham was £208,668 (see Figure 7 below). This is a slight fall from last year's average of £215,543. The sales values of new housing developments for sale in the borough are listed in Table 9 below.</p> <p><b>Table 9: New-build sales value</b></p> <table border="1"> <thead> <tr> <th>Scheme name</th> <th>Sales value</th> <th>Website</th> </tr> </thead> <tbody> <tr> <td>Barking Riverside</td> <td>From £135,000</td> <td><a href="http://www.bellway.co.uk/ne">http://www.bellway.co.uk/ne</a></td> </tr> </tbody> </table>			Scheme name	Sales value	Website	Barking Riverside	From £135,000	<a href="http://www.bellway.co.uk/ne">http://www.bellway.co.uk/ne</a>
Scheme name	Sales value	Website						
Barking Riverside	From £135,000	<a href="http://www.bellway.co.uk/ne">http://www.bellway.co.uk/ne</a>						

	1 bed apartment	w-homes/essex/city-east
Lymington Fields	From £135,000	<a href="http://www.countryside-properties-corporate.com">http://www.countryside-properties-corporate.com</a>
	1 bed apartment	
UEL site	From £180,192	<a href="http://www.taylorwimpey.co.uk/">http://www.taylorwimpey.co.uk/</a>
	1 bed apartment	

House prices in Barking and Dagenham are lower than those of Greater London. The average house in London costs £340,000 (Land Registry, 2012).

**Figure 7:** Average house prices and sales volumes in Barking and Dagenham (April 2011 – March 2012). Source: Office of National Statistics, 2012



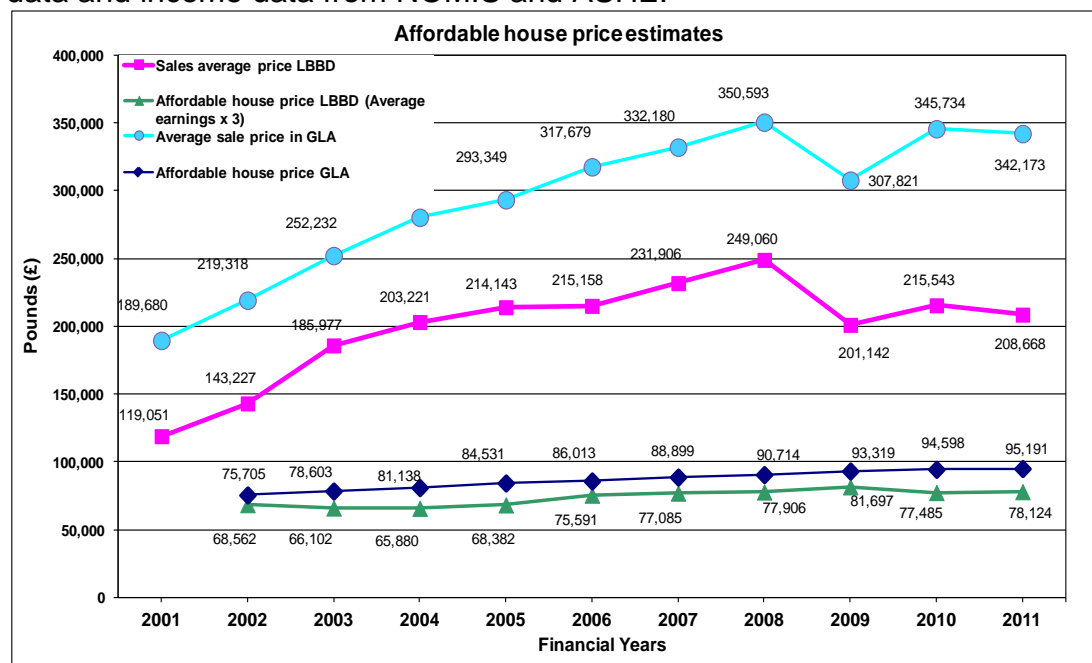
<b>INDICATOR</b>	<b>Affordability: average earnings in Barking and Dagenham 2011/12 plotted against average sales prices</b>
<b>Indicator reference</b>	<b>11</b>
<b>Outcome</b>	<b>See text below</b>
<b>Comment</b>	<p>Average earnings in Barking and Dagenham, London and Great Britain rose in 2009 but fell in 2010 and in 2011 are only marginally above the 2008 figure of £499 per week (see Table 10).</p> <p>House prices have dropped slightly in Barking and Dagenham and Greater London since last year, see Figure 8.</p>

**Table 10:** Annual survey of hours and earnings. Source: ONS annual survey, 2012.

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	496.7	606.4	501.7
2011	500.8	610.2	503.1

Source: ONS annual survey of hours and earnings - resident analysis  
 Note: Median earnings in pounds for employees living in the area. Results for 2003 and earlier exclude supplementary surveys. In 2006 there were a number of methodological changes made. For further details goto <http://www.nomisweb.co.uk/articles/341.aspx>

**Figure 8:** Average sales price in relation to income. Source: Land Registry data and income data from NOMIS and ASHE.



Comment		Town Centre vacancy levels	
Indicator ref	12		
Outcome	Barking Town Centre	9%	
	Dagenham Heathway	8.9%	
	Chadwell Heath	11.7%	
	Green Lane	17%	
<p><b>Comment</b></p> <p>At the national level, the number of vacant shops has stabilised around a high of 14% by the end of FY 2011, which it had reached at the end of FY 2010.</p> <p><b>Barking Town Centre</b>                      During the course of the FY 2011, vacancies in Barking Town Centre dropped from a high of 15.9% to 14%. In March 2012, 285 shops were surveyed in Barking Town Centre and 40 of these were vacant (Local Data Company, 2012). This included 9 units at London Road that were subsequently demolished. Taking this into account, the vacancy rate is 9%.</p> <p><b>Dagenham Heathway</b>                      In Dagenham Heathway, changes to shop vacancy rates have followed the same pattern observed in Barking Town Centre: they dropped from a high of 10.5% to 8.9% in FY 2011. There are 101 shops in Dagenham Heathway and 9 of these were vacant in March 2012 (Local Data Company, 2012).</p> <p><b>Chadwell Heath</b>                      A survey of Chadwell Heath conducted by LBBD and LB Redbridge in 2012 showed a vacancy rate of 11.7%. There are 196 shops in Chadwell Heath and 16 were vacant in summer 2012 (LB Redbridge, June 2012).</p> <p><b>Green Lane</b>                      A Non-Domestic Rate survey of Green Lane showed a vacancy rate of 17%. There are 140 shops in Green Lane and 24 were vacant in March 2012 (LBBD, 2012).</p> <p>In early 2013 the borough will be taking part in a London-wide retail health check led by the GLA. An update on this will therefore be reported on in the 2012/13 Authorities Monitoring Report.</p>			

Comment		Town Centre yields	
Indicator reference	13		
Outcome	See text below		
<p><b>Comment</b></p> <p>Commercial yields on non-domestic property (<i>i.e.</i> the capital value in relation</p>			

to the expected market rental): demonstrates the confidence of investors in the long-term profitability of the centre for retail, office and other commercial developments.

The Valuation Office has ceased producing yield data, therefore we have sourced yield data for Barking Town Centre from the Retail Study Update conducted in February 2012. This used current retail investment transactions within Barking Town Centre. From analysis of the recent retail property sales within Barking Town Centre the yield is generally between 5% – 11% (Source; Essential Information Group), depending on the location of the unit.

No figures are available for yields in Chadwell Heath, Dagenham Heathway or Green Lane.

<b>INDICATOR</b>			
<b>Barking Town Centre – net additional comparison and convenience floor space approved/completed in 11/12</b>			
<b>Indicator reference</b>	<b>14</b>		
<b>Outcome</b>	<b>Approvals</b>	<b>Convenience</b>	<b>Comparison</b>
	11/00954/FUL	<b>70%</b>	<b>30%</b>
	Total floorspace 5,636 sqm	<b>3,945 sqm</b>	<b>1,691 sqm</b>
	<b>Completions</b>	<b>Convenience</b>	
09/00966/FUL	<b>20 sqm</b>		
<b>Comment</b>			
<p>Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery. Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.</p> <p>In Barking Town Centre, a major development for a part 10 storey building consisting of superstore with cafe, 6 retail units and 100 flats was approved in FY 2011/12 (planning reference 11/00954/FUL). A condition has been included within the recommendation to limit the amount of convenience goods to a maximum of 70% of the retail floor space to be provided and ensuring that at least 30% minimum shall be used for comparison goods.</p> <p>In addition, a smaller scale retail development has been completed. This increase the convenience floor space (butchers) in Barking town Centre by 20 square metres (planning reference 09/00966/FUL).</p>			



**Figure 9:** Architects impression of the showing the development along Abbey Green.

<b>INDICATOR</b>		<b>Net change in floorspace for 'town centre uses' in (i) Barking Town Centre and (ii) each of the District Centres</b>			
<b>Indicator reference</b>	<b>15</b>				
<b>Table 11</b> Gains and losses in town centre uses in square metres (sqm) in Barking Town Centre in FY 2011.					
<b>Outcome</b>	<b>Completed Net change (sqm)</b>	<b>(i) Barking Town Centre</b>	A1	18 sqm	
			A4	-290 sqm	
			D2	290 sqm	
		<b>TOTAL</b>	<b>A1</b>	<b>18 sqm</b>	
		<b>(ii) District Centres</b> Chadwell Heath Dagenham Heathway Green Lane	<b>0 sqm</b>		
<b>Comment</b>					
There were no new developments in the borough's District Centres Chadwell Heath, Dagenham Heathway and Green Lane.					
Main town centre uses, as defined by the National Planning Policy Framework (NPPF), include:					
<ul style="list-style-type: none"> <li>• Retail development (including warehouse clubs and factory outlets)</li> <li>• Leisure</li> </ul>					



- Entertainment facilities
- More intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls)
- Offices
- Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

### Barking Town Centre

#### Approvals

The newly approved retail development in Barking Town Centre referred to above (see fig. 9 above) will lead to a net gain of floor space for town centre uses (see Table 12 below). A retail parade that stood there before has been demolished.

**Table 12:** Net gains of town centre floor space approved in Barking Town Centre in FY 2011/12.

Losses	A1	-2,377 sqm
Gains	A1/A2/A3	8,013 sqm
	B1a	481 sqm
<b>TOTAL</b>		<b>6,117 sqm</b>

#### Completions

In addition to the newly completed extension to the butchers in Barking Town Centre referred to above (planning reference 09/00966/FUL), the ground floor of a public house (use class A4), called 'Britannia' on Church Road has changed its use to a multi-purpose hall (use class D1) (see planning reference 09/01016/FUL). Combined, these developments a net gain of 18 sqm of floor space for town centre uses.

### District Centres

#### Approvals and Completions

There were no new retail developments approved or completed in any of the District Centres, which are Chadwell Heath, Dagenham Heathway and Green Lane.

<b>INDICATOR</b>			
<b>Net change in employment floor space, within Strategic Industrial Land (SIL), Local Strategic Industrial Land (LSIL) completed in FY 2011</b>			
<b>Indicator reference</b>	<b>16</b>		
<b>Outcome</b>	<b>Net change</b>	<b>37 sqm</b>	<b>Trend</b> 
<b>Table 13: Net change of employment floor space.</b>			
<b>Within strategic</b>	<b>Planning reference</b>	<b>B2</b>	<b>B8</b>

	<b>industrial locations (SIL)</b>	<b>09/00539/FUL</b>	<b>213sqm</b>	
	<b>Within locally significant industrial land (LSIL)</b>	<b>08/01317/FUL</b>	<b>421sqm</b>	
		<b>09/00483/FUL</b>		<b>960sq m</b>
<b>INDICATOR</b>	<b>Type of floor space lost</b>	<b>Indicator reference</b>		<b>17</b>
	<b>Type of floor space gained</b>	<b>Indicator reference</b>		<b>18</b>

**Comment**

Employment uses are classed as business (B1), general industry (B2) as well as storage and distribution (B8).

Strategic industrial locations (SIL) are those areas that are protected for industrial uses by the London Plan, 2011, for example Dagenham Dock. Locally significant industrial sites (LSIL) are of local importance, for example the area north of Lymington fields.

*Completions*

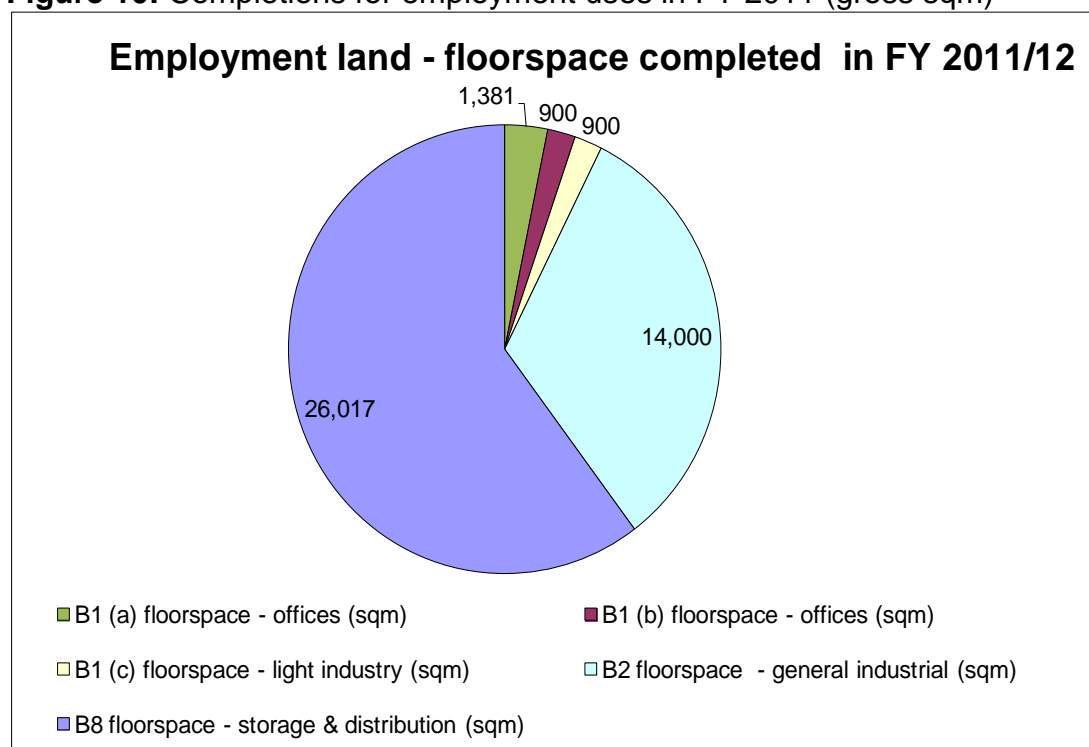
In the FY 2011/12, there has been a net loss of employment floor space for business uses (B1) and general industrial uses (B2), but a net gain of 960sqm of storage (B8) floor space. None of the developments were on Greenfield land. The major newly completed developments are listed below.

**Table 14:** Planning applications relating to employment uses (gross sqm)

Borough Ref	Total Gross Floor space (sqm)	Non-Res Site Area (ha)	Brownfield B2 (sqm)	Brownfield B8 (sqm)	Development Description	Designation
08/01317/FUL	421	0.069	421		Erection of a wastewater treatment plant at Fresh Water Industrial Estate	LSIL
09/00483/FUL	960	2.120		960	Erection of extension to existing warehouse/distribution centre including ancillary mezzanine office at Fresh Water Industrial Estate	LSIL
09/00539/FUL	213	0.026	213		Change of use to motor repair workshop with MOT station at Thames Road Industrial Estate	SIL

<b>Total:</b>	<b>1,594</b>	<b>2.215</b>	<b>634</b>	<b>960</b>		
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**Figure 10:** Completions for employment uses in FY 2011 (gross sqm)





Approximately two thirds of the new floorspace completed in FY 2011/12 was for storage and distribution (Use Class B8) and one third will be used for general industrial uses.

## 5 MANAGING GROWTH

INDICATOR	Supply of ready to develop housing sites	
Planning Policy	Core Strategy: CM2	
Indicator reference	NI 159	19


**Table 15:** Supply of ready to develop housing sites

	<b>Annual Plan</b>	<b>target London</b>	<b>1,065 units</b>
<b>National Planning Framework (NPPF) requirement</b>	5%		53 units
	20%		238 units
<b>Outcome</b>	<b>5 years supply</b>	2013/14	4,614 units
		2017/2018	5,325 units
		<b>target</b>	

	<b>15 years supply</b>	<b>2013/14 2027/28</b>	<b>9,791 units</b>		
		<b>target</b>	<b>15,975 units</b>		
<b>Target met</b>			<b>Trend</b> 		
<b>Comment</b>					
<p>In the 5 years from 2013/14 to 2017/18, we forecast that 4,614 units will be built. That means that on average, 923 homes will be built every year over the 5 years interval.</p> <p>Going beyond this, we forecast that 9,791 additional homes will be built in the 15 years from 2013/14 until 2027/28. On average, 653 units are projected for every year during that period. Despite the fact that we have a large amount of brownfield land available for development we estimate a lower rate of house building over the next 15 years than was previously set out in the SHLAA 2009 (see appendix 2). As a result, our projections have dropped below the London Plan target of 1,065 units.</p> <p>The National Planning Policy Framework, 2012 sets out that in order to give house builders 'choice and competition in the market', we need to identify an additional 5% (53 units) or 20% (238 units) 'moved forward from later on in the plan period' (p.12).</p> <p>However in Barking and Dagenham unimplemented planning permissions exist for over 13,000 homes so the issue is not a lack of sites but the slow rate of delivery due to development viability. Moving supply forward will not alter the rate of supply. In putting together the Council's 5 year supply the Council has taken into account development viability in estimating when supply will come forward. Moving supply forward will not make development more viable. The GLA is about to undertake a revision of the SHLAA in 2013, where the Council will address this requirement.</p>					
<b>INDICATOR</b>	<b>Net additional dwellings over the previous five year period</b>	<b>H2 a</b>	<b>20</b>		
<b>Table 16: Supply of ready to develop housing sites</b>					
<b>Outcome</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>	<b>FY 2009</b>	<b>FY 2010</b>
	<b>410</b>	<b>817</b>	<b>391</b>	<b>208</b>	<b>339</b>
<b>Target</b>					<b>1,065 units/ annum</b>

			<b>Indicator reference</b>
<b>INDICATOR</b>	<b>Net additional dwellings for the reporting year</b>	<b>H2 b</b>	<b>21</b>
<b>INDICATOR</b>		<b>H2 d</b>	<b>22</b>
	<b>The annual net additional dwelling requirement</b>		
<b>Outcome</b>	<b>FY 2011</b>		
	<b>393</b>		
<b>Target</b>	<b>1,065 units/annum</b>		
<b>Target met</b>	<b>X</b>		
<b>Comment</b>			
<p>In the FY 2011/12, 393 additional units have been built. Completions have risen since last year by 16 % (339 additional units in FY 2011/12). The London Plan (2011) has a target to complete 1,065 additional homes every year.</p>			
<b>Table 17: Net additional units 2011/12</b>			
	<b>Units Lost</b>	<b>Gross Units</b>	<b>Net Gain</b>
<b>FY2011/12</b>	264	657	393

<b>INDICATOR</b>																	
<b>Net additional dwellings in future years</b>																	
<b>Indicator reference</b>			<b>H2 c</b>			<b>23</b>											
<b>Table 18: Net additional dwellings in future years</b>																	
<b>Year No</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>		
<b>FY</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>		
<b>Units</b>	412	485	1,442	1,062	781	844	849	724	474	474	476	476	476	276	476		
<b>INDICATOR</b>																	
<b>Managed delivery target</b>																	
<b>Indicator reference</b>			<b>H2 d</b>			<b>24</b>											
The managed delivery target is used below in Table 19 to calculate the number of homes left to build over the plan period for the target to be met at the end of the plan period (CLG, 2008).																	
<b>Table 19: Managed delivery target</b>																	
<b>Year</b>	<b>11/12 Rep</b>	<b>12/13 Cur</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
<b>Units</b>	1808 5	1805 9	1802 9	1798 9	1786 9	1776 1	1765 8	1752 9	1737 1	1718 9	1699 0	1672 5	1635 4	1579 7	1493 5	1311 3	7305

INDICATOR		New and converted dwellings – on previously developed land	
Planning Policy	Core Strategy: CM3		
Indicator reference	H3	25	
Outcome	54%	Trend 	

**Comment**

*Completions and Approvals*  
 In FY 2011/12, most of the new residential units were completed on phase 1 of Lymington Fields. Lymington Fields received permission for aggregate mining in 1949 (planning reference 49/00171/DAG) and in 1959 for use as playing fields (planning reference 59/00054/DAG) and were classified as Greenfield land. In total, only 25% of new units were built on previously developed land (see Table 20 below). As last year, we did not approve any development on Greenfield land.

**Table 20:** Newly completed dwellings on Greenfield and on Brownfield land

	Total Gross Completions (No of units)	H3 - % of units completed on Brownfield Land	Greenfield Land (ha)	Completions Residential units on Greenfield (No of units)	Total Site Area (Proposed)	Completions Residential site area on Greenfield (ha)
07/01334/REM	399	25	7.012	299	8.292	6.171

INDICATOR		Gross and net affordable housing completions (a) and approvals (b)	
Indicator reference	H5 (a, b)	26	

**Table 21 :** Gross and net affordable housing completions (a) and approvals (b)

<b>Completions (a)</b>	<b>Gross affordable completions</b>	<b>347</b>
	<b>Social rented</b>	<b>205</b>
	<b>Intermediate</b>	<b>142</b>
	<b>Losses</b>	<b>235</b> Former site of Lintons planning reference

		09/00652/REG3
<b>Approvals (b)</b>	<b>Gross affordable housing approvals</b>	<b>399</b>
	<b>Social rented</b>	<b>380</b>
	<b>Intermediate</b>	<b>19</b>
	<b>Losses</b>	<b>56 units at Corner of North Street and London Road 11/00954/FUL</b>

**Comment**

*Completions*

In the FY 2011/12, 347 affordable homes were newly built. This represents half of all new homes built in 2011/12. Of these, 205 (59%) are socially rented and 142 (41%) are intermediate in tenure. This broadly meets with the London Plan requirement for 60% of new affordable homes being for social rent and for 40% to be for intermediate.

At the site of the former Lintons Estate (planning reference 09/00652/REG3) 235 affordable units were delivered. Including losses, there was a net gain of 112 affordable units by April 2012. This represents 28% of net units delivered.

*Approvals*

In total 807 units were approved in 2011/12. Of these, 399 were affordable (49%) of which 380 are socially rented (95%) and 19 (5%) are intermediate. This delivers net gain of 481 units of which 85 affordable units are affordable (18%).

Losses of affordable units were incurred on site allocation BTCSSA1 which was approved in 2012. The development will involve the loss of 67 units, of these 56 are socially rented.

<b>INDICATOR</b>	<b>% of affordable housing secured on schemes for 10 homes or more via S106</b>
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<b>Indicator reference</b>	<b>27</b>
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<b>Outcome</b>	<b>12.5%</b>
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**Comment**

In total, 8 major schemes have been approved in FY 2011/12; of these only one (12.5%) secured affordable housing via a S106 agreement.

One 4 bed unit and two 3 bed units were secured on a development at 157-159 North Street (planning reference 11/00452/FUL).









<b>INDICATOR</b>		<b>Unit mix: net percentage of family units (three + units)</b>							
<b>Planning Policy</b>		<b>Core Strategy: CC1</b>							
<b>Indicator reference</b>	CC1	<b>28</b>							
<b>Target</b>	40% (excluding Barking Town Centre) 30% Barking Town Centre								
<b>Outcome/Target met</b>	<p><i>Completions</i>                      40% (excluding Barking Town Centre) ↑                      76 % Barking Town Centre ↑</p> <p><i>Approvals</i>                      49% (excluding Barking Town Centre) ↑                      14 % Barking Town Centre ↓</p>								
<b>Comment</b>									
<p><i>Completions</i>                      Many of the schemes completed in the FY 2011/12 made provisions for family homes (3 bed+ units). In Barking Town Centre, one major scheme was completed. This made provisions for 31 new family units on the former site of the Lintons Estate (planning reference 09/00652/REG3).</p> <p>In addition, four large schemes outside Barking Town contain newly built family units. These are:</p> <ul style="list-style-type: none"> <li>• 07/01334/REM – Lymington Fields</li> <li>• 04/01230/OUT – Barking Riverside</li> <li>• 09/00991/FUL – Charlton Crescent garage site</li> <li>• 06/01284/OUT – UEL site (Academy Central)</li> </ul>									
<b>Table 22: Percentage of family units completed in FY 2011/12</b>									
	<b>Total No of units</b>	<b>%</b>	<b>Family units</b>	<b>No Units in BTC</b>	<b>%</b>	<b>Family units</b>	<b>No units Outside BTC</b>	<b>%</b>	<b>Family units</b>
<b>1 bed</b>	<b>101</b>	16	<b>43%</b>	<b>9</b>	21	<b>76%</b>	<b>92</b>	16	<b>40%</b>
<b>2 bed</b>	<b>252</b>	41		<b>1</b>	2		<b>251</b>	44	
<b>3 bed</b>	<b>180</b>	29		<b>18</b>	43		<b>162</b>	28	
<b>4 bed</b>	<b>79</b>	13		<b>14</b>	33		<b>65</b>	11	
<b>5 bed</b>	<b>4</b>	1		<b>0</b>	0		<b>4</b>	1	
<b>TOTAL</b>	<b>616</b>	100		<b>42</b>	100		<b>574</b>	100	
<i>Approvals</i>									
The Council approved four schemes that will deliver family homes.									
<b>BTC</b>			<b>Outside Barking town centre</b>						
11/00452/FUL	157 -159 North Street		11/00727/FUL	Eastern end of Thames View					
11/00954/FUL	Corner of North Street		11/00181/FUL	The Harrow					
11/00173/FUL	98-100 Abbey		11/00567/FUL	Academy					

11/00452/FUL	Road 157-159 North Street	Central
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**Table 23: Percentage of family units approved in FY 2011/12**

	Total No of units	%	Family units	In BTC	%	Family units	Outside BTC	%	Family units
1 bed	272	35		105	55		167	29	
2 bed	190	25		61	32		129	22	
3 bed	257	33	40%	24	13	14%	233	40	49%
4 bed	52	7		1	1		51	9	
TOTAL	771	100		191	100		580	100	

## 6 SUSTAINABLE RESOURCES AND THE ENVIRONMENT

<b>INDICATOR</b>	<b>Code levels of new homes on schemes above ten units (completed and approved)</b>			
Indicator reference	CP3 1	29		
Target met		Trend 		
<b>INDICATOR</b>	<b>Percentage of major and strategic residential developments which meet 25% carbon dioxide reduction targets against 2010 building regulations (code level 4)</b>			
Indicator reference	30			
Outcome	Completions		Approvals	
	Strategic	0% 	Strategic	66% 
	Major	100% 	Major	20% 
<b>Comment</b>	<p><b>Completions and approvals</b></p> <p>Policy BR1 encourages strategic developments to meet code level 4-5 and major developments code level 3-4. Strategic developments are those that consist of more than 150 units and major developments of more than 10 units.</p> <p>All of the major developments completed and approved in the borough have applied the code level 3 standards, as required by Policy BR1.</p> <p>Code level 4 is equivalent to improvements beyond 2010 Building regulations that will result in an additional 25% reduction in carbon dioxide. This is set out in the justification text to London Plan Policy 5.2. The standard is not applicable to conversions, such as the Red Lion Public House (06/00268/FUL).</p>			


**Table 24:** Percentage of major and strategic developments *completed* which meet 25% carbon dioxide reduction targets against 2010 building regulations

Application	Name	Standard	% of which meet 25% CO2 target
<b>Strategic applications</b>	<b>Barking Riverside</b> (08/00887/FUL)	Code level 3 (market, 60%) / Code level 4 (social, 40%)	0%
	<b>Lymington Fields</b> (07/01289/OUT)	Code level 3	
	<b>UEL site</b> (06/01284/OUT)	Code level 3/4	
<b>Major applications</b>	<b>Former parks police station</b> (10/01042/FUL)	Code level 4	100%
	<b>Former site of the Lintons</b> (09/00652/REG3)	Code level 4	

**Table 25:** Percentage of major and strategic developments *approved* which meet 25% carbon dioxide reduction targets against 2010 building regulations

Application	Name	Standard	% of which meet 25% CO2 target
<b>Strategic applications</b>	Land Adjoining <b>Bastable Avenue</b> (11/00727/FUL)	Code level 4	66%
	Buildings G & H - <b>UEL Development Site</b> , Longbridge Road (11/00567/FUL)	Code level 3	
	Site At Corner Of North Street (11/00954/FUL)	Code level 4	
<b>Major applications</b>	<b>588 Rainham Road South</b> , (11/00113/FUL)	Code level 3	20%
	<b>98 – 100 Abbey Road</b> (11/00173/FUL)	Code level 4	
	<b>The Harrow Ph</b> , Ripple Road (11/00181/FUL)	Code level 3	
	<b>The Short Blue</b> , <b>207</b> , Bastable Avenue (11/00407/FUL)	Code level 3	

	<b>157-159 North Street</b> (11/00452/FUL)	Code level 3		
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<b>INDICATOR</b>				<b>Percentage of units approved and completed that meet wheelchair accessible housing standards and Lifetime Homes Standard</b>	
<b>Indicator reference</b>		<b>CP3 3</b>		<b>31</b>	
<b>Outcome</b>		<b>Completions</b>		<b>Approvals</b>	
<b>Lifetime home standard</b>		100% ✓		100% ✓	
<b>Wheelchair homes completions</b>		8% ✗		11% ✓	
<b>Trend</b> 					

**Comment**

All of our newly built and approved major schemes have abided by the Lifetime Homes Standard (LTH), but not all have met the wheelchair homes standard (see Table 26 below).

London Plan Policy 3.8 Housing choice applies only to new built schemes and not to conversions, such as the newly completed Red Lion Public House conversion which provides three additional wheelchair units (planning reference 06/00268/FUL).

**Table 26:** Percentage of units *completed* that meet wheelchair accessible housing standards


Planning Reference	Site Address	Total Resi Units	LTH Total	% LTH	Wheel - chair Acc Units Total	% Wheel - chair Acc Units
06/00268/FUL	Rear Of Premises Of Red Lion Public House, North Street, IG11	14	14	100%	3	21%
07/01334/REM	Lymington Fields, Turnage Road, RM8 1QP	319	319	100%	27	8%


09/00652/R EG3	East Side Of The Lintons Site, IG11 8EB	31	31	100%	2	6%
<b>Total</b>		<b>350</b>	<b>350</b>	<b>100%</b>	<b>29</b>	<b>8%</b>

**Table 27:** Percentage of units *approved* that meet wheelchair accessible housing standards

Planning Reference	Site Address	Total Residential Units	LTH Total	% LTH	Wheel - chair Acc Units Total	% Wheel-chair Acc Units
11/00113/F UL	588 Rainham Road South, RM10 7XD	11	11	100%	1	9%
11/00173/F UL	98 - 100 Abbey Road, IG11 7BT	80	80	100%	8	10%
11/00181/F UL	The Harrow Ph, Ripple Road, John Burns Drive, IG11 9PW	13	13	100%	1	8%
11/00407/F UL	The Short Blue, 207, Bastable Avenue, Endeavour Way, IG11 0QG	14	14	100%	1	7%
11/00452/F UL	157-159 North Street, IG11 8LA	42	42	100%	4	10%

11/00567/F UL	Buildings G & H - Uel Develop ment Site, Longbrid ge Road, RM8	194	194	100%	24	12%
11/00727/F UL	Land Adjoining Bastable Avenue, Renwick Road, IG11	276	276	100%	30	11%
11/00954/F UL	Site At Corner Of North Street, London Road, IG11	100	100	100%	12	12%
<b>Total</b>		<b>730</b>	<b>730</b>	<b>100%</b>	<b>81</b>	<b>11%</b>

<b>INDICATOR</b>		<b>Amount of allotments lost or reduced as a result of development</b>	
<b>Indicator reference</b>	<b>E2</b>		<b>32</b>
<b>Outcome</b>	<b>None</b>		
<b>Trend</b>			
<b>Comment</b>	No allotment land has been lost this year. However, other open spaces have been lost. This is discussed below.		

INDICATOR		Change in protected open space	
Indicator reference	CM3 2	33	
Outcome	0.048 ha		
Trend			

**Comment**

Lymington Fields used to be Local Open Space with restricted access, but was allocated for housing in the LDF. The development at Lymington Fields includes a number of playgrounds with unrestricted access for small children.

Part of Mayesbrook Park which is designated as a site of borough importance grade II in the Site allocation DPD (SSA, 2010) was developed for a community sports pavilion, delivered as a training ground for the athletes during the Olympics in addition to having a legacy function for the borough's residents. This scheme lead to the loss of 0.048 ha of this protected open space.

**Table 28:** Developments on open spaces.

Planning reference	Scheme Name	Lost open space (ha)	Proposed Open Space (ha)	Open Space Type	Public Access	Protection Designation	Nature Conservation Status
07/01 334/R EM	Lymington fields	7.012	0.000	Amenity	Restricted or Not Formally Established		Not Designated
07/01 334/R EM	Lymington fields		0.434	Provision for children and young people	Unrestricted		
11/00 726/R EG3	Mayesbrook Park	0.048	0.000	Parks and Gardens	Unrestricted	Metropolitan Open Land	Site of borough importance grade II
		<b>7.06</b>	<b>0.434</b>				

Source: London Development database, 2012.

In addition, seven private gardens have been developed for housing (see Table 29 below).

**Table 29** : Private gardens developed for housing

Borough Reference	Completed units on former garden land
08/00570/FUL	1
08/00984/FUL	1
09/00844/FUL	1
09/00941/FUL	1
09/01014/FUL	2
10/00335/FUL	1
10/00433/FUL	1
<b>Total</b>	<b>8</b>

<b>INDICATOR</b>		<b>Number of new homes approved/completed in flood risk areas 1, 2 and 3</b>			
<b>Planning Policy</b>	<b>Core Strategy: CR4 Borough Wide: BR4</b>				
<b>Indicator reference</b>	<b>34</b>				
<b>Outcome</b>		<b>Flood Zone 3</b>	<b>Flood Zone 2</b>	<b>Flood Zone 1</b>	
<b>Units</b>					
	<b>Completions</b>	<b>73</b>	<b>0</b>	<b>584</b>	
	<b>Percentage</b>	<b>11%</b>	<b>0%</b>	<b>89%</b>	
	<b>Approvals</b>	<b>290</b>	<b>0</b>	<b>517</b>	
	<b>Percentage</b>	<b>36%</b>	<b>0%</b>	<b>64%</b>	
<b>Comment</b>					
<p>Core Strategy Policy CR4 (Flood Management) makes it clear that development which places people and property at risk from flooding, or which would have an adverse impact on the borough's watercourses will not be permitted.</p> <p>The Environment Agency has grouped areas of the borough by level of risk; this is reflected by three levels of flood zone. This is irrespective of any defences that exist. Flood zone 3 is the zone highest at risk and in this borough it covers the southern part at risk from tidal flooding via the Thames estuary and the river Roding. Flood zone 3 can be further broken down into zones 3a and 3b (see Strategic Flood Risk Assessment, LBB, 2008). Flood zone two is, in this borough, marginally further inland and more</p>					



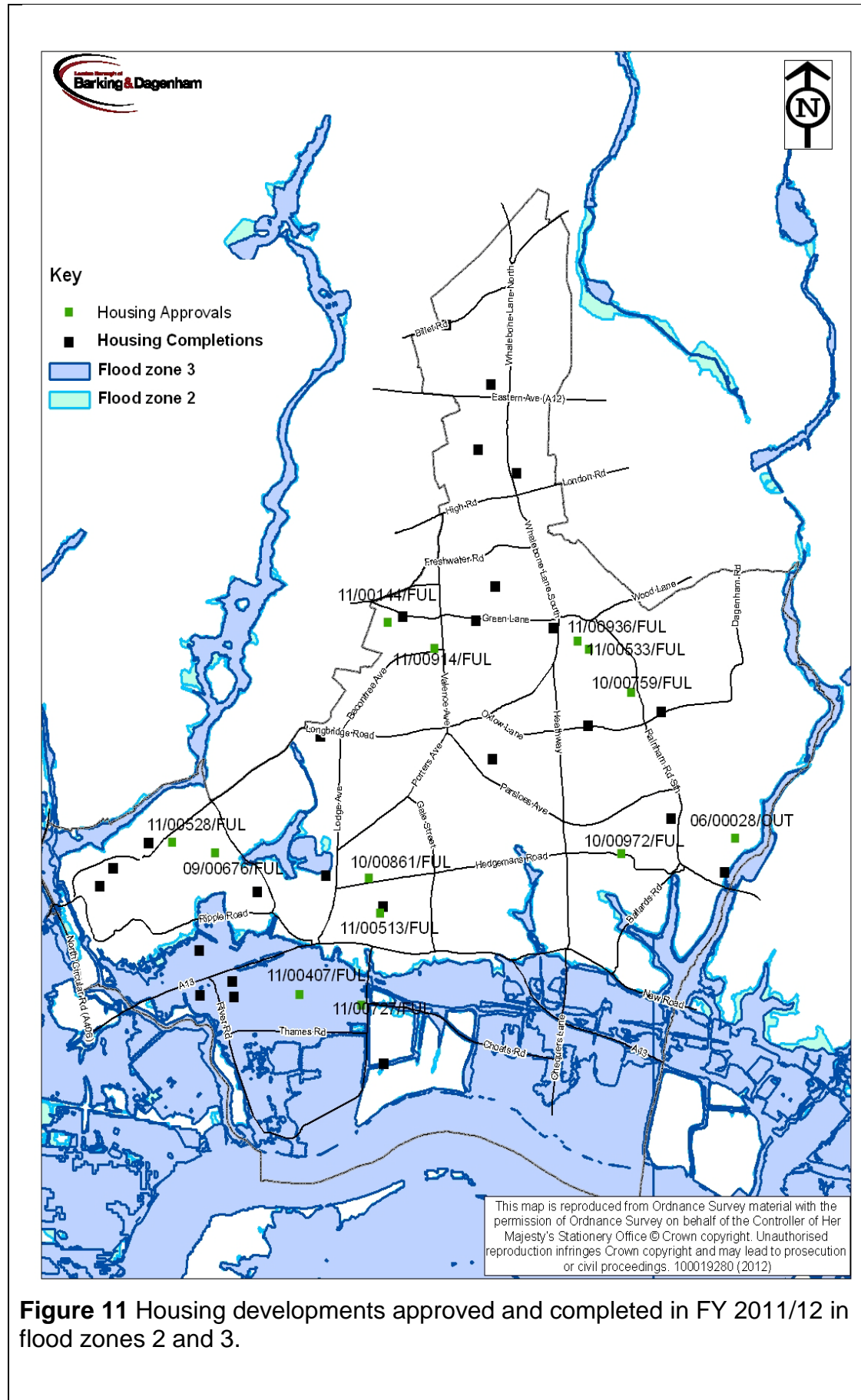
subject to fluvial flooding. Flood zone 1 is primarily at risk from surface water flooding and likely to flood less than once every thousand years.

A number of newly completed schemes were completed in flood zone 3 during FY2011/12.

The Council has approved a number of housing schemes in flood zone 3 (see Table 30 and Figure 11 below).

**Table 30:** Number of homes completed and approved in the flood zone 3 in FY 2011/12

Completions Planning reference	No of homes	Approvals Planning reference	No of homes
04/01230/OUT Barking Reach	61	11/00407/FUL The Short Blue	14
09/00991/FUL Charlton Crescent	6	11/00727/FUL Eastern end of Thames View Estate	276
09/00992/FUL Charlton Crescent	4		
10/00240/FUL Movers Lane	1		
10/00466/FUL Waverley Gardens	1		
<b>TOTAL</b>	<b>73</b>		<b>290</b>




<b>INDICATOR</b>		
<b>Capacity of new waste management facilities by East London waste planning authority (approved and completed).</b>		
<b>Planning Policy</b>	Core Strategy: CR3 Borough Wide: BR15 Joint Waste Plan (2012)	
<b>Indicator reference</b>	<b>W1</b>	<b>35</b>
<b>Outcome</b>	<b>Completions</b>	<b>Approvals</b>
	<b>None</b>	<b>5000 tonnes of waste/annum (tpa)</b>
<b>Comment</b>		
<p>The Joint Waste DPD has been prepared by the East London Waste Authority Boroughs; Barking and Dagenham, Havering, Newham, and Redbridge.</p> <p>The Examination in Public of the Joint Waste DPD took place in April 2011. The Inspector's Report was published in October 2011 and the DPD was found to be 'sound', subject to some minor amendments. Following this, the Joint Waste DPD was adopted by all four local authorities in February 2012.</p> <p>The purpose of the document is to establish the planning strategy to 2021 for sustainable waste management. It enables the adequate provision of municipal, commercial and industrial waste management facilities (including disposal) in appropriate locations.</p> <p>The Joint Waste DPD introduces a number of additional performance indicators to be monitored which will be monitored in full from 2012/13.</p> <p>The Council has approved two new waste management facilities.</p> <ol style="list-style-type: none"> <li>1. A sorting facility that handles up to 5 000 tonnes of waste/annum. The site covers an area of 0.24 ha. The application details are: <p><b>Planning reference 11/00003/FUL</b> Change of use of part of site and erection of building for the sorting of municipal, commercial and industrial waste Plot 4 Choats Road, Old Coal Yard, Dagenham, RM9 6RJ</p> <p>Along the east London waste management route, this compares to the recovery of 262 710 tonnes of waste in 2011. The land area required for this is 3-5 ha (Joint East London Waste DPD, 2011).</p> </li> <li>2. A composting facility that covers an area of 2.2 ha and can generate up to 1.13 MW of electricity, which would be directed to the local grid, and 1.15 MW of heat <p><b>Planning reference 11/00460/FUL</b> Erection of a 5,656 sq.m building to provide an 7a, London</p> </li> </ol>		

anaerobic digestion and in-vessel composting facility with associated storage tanks, servicing areas, car parking and landscaping. Sustainable Industries Park, Off Choats Road, RM9

The Joint Waste Plan identifies that by 2021 there will need to be the following additional waste management capacity in the East London Waste Authority (ELWA) area:

- Composting - (extra 320 255 tpa)
- Recovery - (extra 269 370 tpa)
- Recycling no extra capacity need as there is a surplus of capacity of 415 428 tonnes per annum (tpa)

Schedule 2 of the Joint Waste Plan identifies the need for two medium scale and one small scale facility in the Dagenham Dock Sustainable Industries Park to help bridge this gap. This application, is a medium scale recovery/composting facility, and is one of the three sites identified in Schedule 2. In addition the Council has already approved a 120,000 tonne gasification plant in the Park. Therefore only one more small scale facility needs to be permitted within the park to satisfy the Joint Waste Plan.

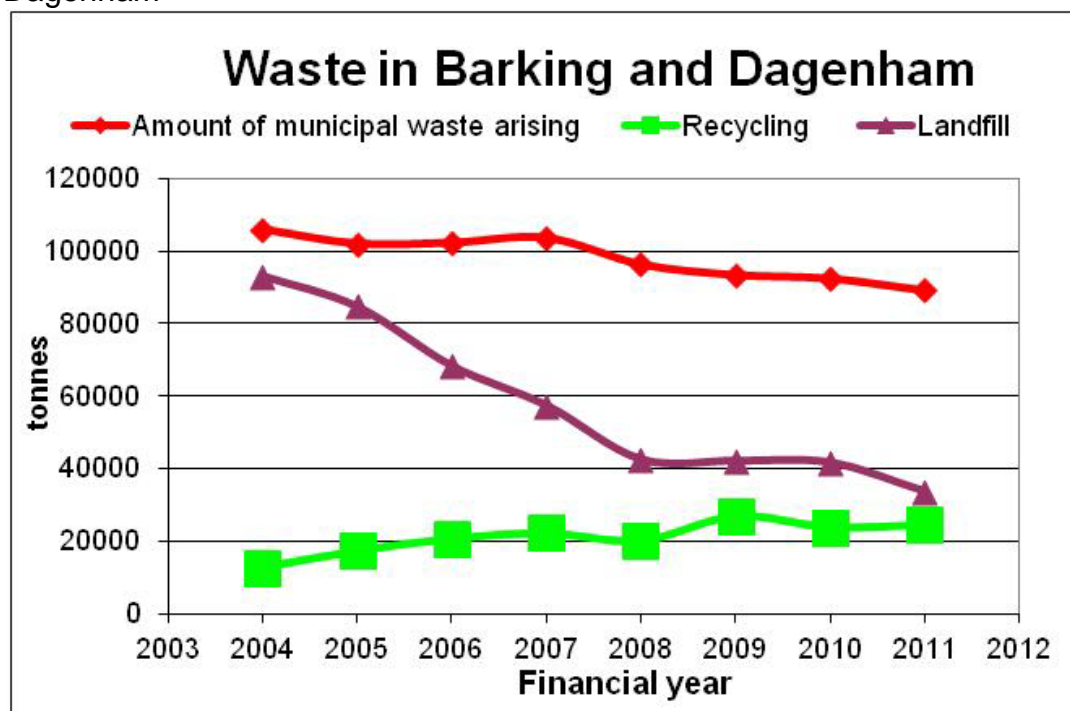
Amount of municipal waste arising, and managed by management type by waste planning authority						
Indicator reference	W2		36			
Outcome	W2	Land fill	Recycling	Other	Total waste arising	Trend
	Amount of waste arising (tonnes)	33,599	24,556	31,055	89,210	
	Percentage	37.7%	27.5%	34.8%		
		Recycling		Other recovery	Composting	
Target	2010	27%		13%	13%	
	2015	30%		22%	15%	
	2020	33.5%		25%	16.5%	
Outcome	<b>27.5%</b>				<b>12.75%</b>	
Comment	Targets for waste management in east London are set out in the East London Joint Waste DPD and those for municipal waste are shown above. We have now achieved last year's target for a recycling rate of 27%.					

However, we are slightly behind in our composting target.

Overall, we have improved in managing waste. We produce less waste and recycle more (see Figure 11 below).

We will work with the other East London Waste Authority Boroughs; Havering, Newham, and Redbridge over coming years to work towards the separation of waste streams into composting, recycling and other treatments.

**Figure 12:** Waste produced in the London Borough of Barking and Dagenham



**INDICATOR** Number of safeguarded waste sites developed for non-waste uses  
**INDICATOR**

**Indicator reference** W2 37

**Outcome** none

**Comment**

The Joint Waste Management Plan safeguarded a number of sites for waste management. None of these were developed for non-waste uses. The sites are as follows:

**Schedule 1**

- Frizlands Lane Reuse & Recycling Centre
- White Mountain Roadstone Ltd
- Closed Loop Recycling SITA UK Ltd, Barking
- Reuse Collections Limited

- Jewometals (UK) Ltd
- Hunts Wharf

<b>INDICATOR</b>		<b>Actual throughput on Schedule 1 sites</b>
<b>Indicator reference</b>	<b>38</b>	
<b>Outcome</b>	190743 tonnes	

## 7 CREATING A SENSE OF PLACE

<b>INDICATOR</b>		<b>Housing Quality – Building for Life Assessment</b>
<b>Planning Policy</b>	Core Strategy: CM1; CP3 Borough Wide: BP11 Barking Town Centre AAP: BTC16	
<b>Indicator reference</b>	<b>H6</b>	<b>39</b>
<b>Outcome</b>	<b>See below</b>	
<b>Assessment Method</b>	Strategic Development (developments of more than 150 units)	
<b>Code for Sustainable Homes</b>	Level 4 – 5	
<p><b>Comment</b></p> <p>The Council’s own Building for Life assessor inspected all major housing sites and garage sites that are now complete or under construction.</p> <p>Two rows of terraces that form part of larger schemes, achieved Silver Standard. These are:</p> <ul style="list-style-type: none"> <li>• Anne Mews</li> <li>• Part of the UEL site</li> </ul> <p>In total, seven sites were assessed (see Table 31 below). Overall, in FY 2011/12 many of the new schemes become more distinctive. However, good standards were still lacking in some areas, especially in relation to:</p> <ul style="list-style-type: none"> <li>• Corner units and their integration with surrounding areas</li> <li>• Pedestrian / car conflict</li> <li>• Maintenance</li> </ul> <p>Meanwhile, in September 2012 the Building for Life standard was revised to a score of twelve instead of twenty, making way for a diamond standard at the maximum score. The Council’s Authorities Monitoring Report 2012/13 will reflect this change.</p>		

**Table 31: Building for Life Scores**

Building for Life score	No of dwellings	Percentage
<b>14 - 16</b>	203	<b>32%</b>
<b>10-13</b>	107	<b>17%</b>
<b>less than 10</b>	333	<b>52%</b>
Summary table	Score	No of dwellings
Part of Lintons (09/00652/REG3)	15	<b>41</b>
UEL Site (part complete 06/01284/OUT)	15	<b>162</b>
Barking Riverside (04/01230/OUT)	12	<b>61</b>
Curzon Crescent (09/00995/FUL)	12	<b>7</b>
Former parks police station (10/01042/FUL)	10	<b>41</b>
Red lion (06/00268/FUL)	8.5	<b>14</b>
Lymington fields (07/01289/OUT)	8.5	<b>319</b>
<b>Total</b>		<b>645</b>

<b>INDICATOR</b>	<b>Change in the number of listed and locally listed buildings</b>
Planning Policy	Core Strategy: CP2 Borough Wide: BP2 Barking Town Centre AAP: BTC19
Indicator reference	<b>40</b>
Outcome	<b>No loss of listed or locally listed buildings</b>
Target met	<b>Yes</b>
<b>Comment</b>	
<p>The Borough's historic environment continues to be protected and enhanced. There has been no change in the number of listed or locally listed buildings during FY2011/12.</p> <p>There are 4 conservation areas in Barking and Dagenham:</p> <ul style="list-style-type: none"> <li>• Abbey and Barking Town Centre</li> <li>• Abbey Road Riverside</li> <li>• Chadwell Heath Anti-aircraft Gun Site</li> <li>• Dagenham Village</li> </ul> <p>Barking and Dagenham has 43 listed buildings and structures on the statutory list, these are categorised as follows:</p> <ul style="list-style-type: none"> <li>• 3 Grade I listed buildings</li> </ul>	


- 4 Grade II\* listed buildings
- 36 Grade II listed buildings

These statutory listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Barking and Dagenham has 124 buildings on its Local List.

Information about conservation areas and listed and locally buildings can be accessed on the council website:

<http://www.lbbd.gov.uk/Environment/PlanningPolicy/Pages/HeritageAndConservation.aspx>

<b>INDICATOR</b>		<b>Change in the number of buildings on English Heritage's Buildings at Risk Register</b>
<b>Planning Policy</b>	Core Strategy: CP2 Borough Wide: BP2 Barking Town Centre AAP: BTC19	
<b>Indicator reference</b>	41	
<b>Outcome</b>	No change	
<b>Trend</b>		
<b>Comment</b>		
<p>There are five statutorily listed Heritage Assets on the English Heritage at Risk Register:</p> <ul style="list-style-type: none"> <li>• Chadwell Heath Anti-aircraft Gun Site</li> <li>• The Marks Stones</li> <li>• The Warren Stone</li> <li>• The Old Vicarage</li> <li>• Church of St Peter and St Paul's</li> </ul> <p>The register also includes one Scheduled Ancient Monument, Barking Abbey, and two conservation areas, Chadwell Heath Anti-aircraft Gun Site and the Abbey and Barking Town Centre Conservation Areas.</p> <p>There is a need for ongoing cooperation with English Heritage in order to reduce the number of Heritage Assets on the At Risk Register.</p>		



## **8 Duty to Cooperate**

Section 110 of the Localism Act inserts Section 33A into the Planning and Compulsory Purchase Act 2004. Section 33A imposes a duty on a local planning authority to co-operate with other local planning authorities, bodies or other persons as prescribed.

The other persons prescribed are those identified in Regulation 4 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The bodies prescribed under section 33A(1)(c) are:

- a. the Environment Agency
- b. the Historic Buildings and Monuments Commission for England (known as English Heritage)
- c. Natural England
- d. the Mayor of London
- e. the Civil Aviation Authority
- f. the Homes and Communities Agency
- g. each Primary Care Trust
- h. the Office of Rail Regulation
- i. Transport for London
- j. each Integrated Transport Authority
- k. each highway authority
- l. the Marine Management Organisation

The duty imposed to co-operate requires each person, including a local planning authority, to:

- a. engage constructively, actively and on an ongoing basis in any process by means of which activities within subsection (3) are undertaken
- b. have regard to activities of the persons or bodies (above) so far as they are relevant to activities within subsection (3)

The relevant activities listed under subsection (3) comprise the preparation of development plan documents/local development documents, and activities which prepare the way for and which support the preparation of development plan documents, so far as relating to a strategic matter.

The Council has and continues to engage constructively with other local planning authorities and other public bodies following the approach set out in the National Planning Policy Framework. During the period covered by this AMR the council did not consult on any draft development plan documents.

The Council participated with a semi structured interview with the London Borough of Redbridge as part of its Gypsy and Traveller Accommodation Needs Assessment research. The Council also worked with Redbridge on the production of a Retail Health Check for Chadwell Heath.

## 9 CONCLUSION

### DEVELOPMENT VIABILITY

The Mayor of London has started to collect a charge of £20/m<sup>2</sup> per net additional floor space for developments above a certain threshold. The Council's Community Infrastructure Levy (CIL) Charging Schedule is in draft form. The following development funds were raised:

- The Council secured S106 agreements on residential schemes worth £1,564,177  
This translates into £2,128 per additional unit
- The new Homes bonus amounts to £ 719, 290
- The Council collected planning fees worth £ 736,216

### MANGING GROWTH

The Borough's housing projections have fallen behind in the 5 years from 2013/14 to 2017/18, we forecast that 4,614 units will be built. That means that on average, 923 homes will be built every year over the 5 years interval.

Going beyond this, we forecast that 9,791 additional homes will be built in the 15 years from 2013/14 until 2027/28. That means that on average, 653 units are projected for every year during that period.

The National Planning Policy Framework (2012) sets out that to give house builders 'choice and competition in the market', the Council need to identify an additional 5% (53 units) or even 20% (238 units) 'moved forward from later on in the plan period' (p.12). We will address this in our five year housing land supply document which is required by the National Planning Policy Framework. The GLA will undertake a revision of the SHLAA in 2012.

In the financial year 2011/12 352 additional residential 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.

Off all the units built, 347 are affordable homes. This represents more than half of all new homes built in 2011/12. Of these, 205 (60%) are socially rented and 40% are intermediate in tenure.

Approvals for 728 new homes were granted, this has risen since last year. Many of the schemes completed and approved in the FY 2011/12 make provisions for families.

### ECONOMY AND TOWN CENTRES

In Barking town centre we have approved a major retail development by the Abbey Green with housing units above. There has been an increase in applications for warehousing.

## ENVIRONMENT AND SENSE OF PLACE

Since last year, the environmental standard of our new buildings has fluctuated. The completed homes on major schemes improved but on strategic schemes they got worse, whilst the opposite is true on planning approvals compared to the previous year.

All major schemes met the Lifetime Homes Standard but not all met the London Plan requirement for 10% to be adaptable for wheelchair housing.

Overall, designs have become more distinctive, but many improvements could be made with regards to pedestrian environments and traffic integration.

With regards to open spaces part of Mayesbrook Park is being developed as a community sports pavilion to provide training facilities for the 2012 Olympics.

We approved two waste sites: a sorting facility that handles up to 5 000 tonnes of waste/annum and a composting facility that covers an area of 2.2 ha and can generate up to 1.13 MW of electricity, which would be directed to the local grid and 1.15 MW of heat.

A number of housing developments have been approved in flood zone 3.

## 9 Appendix 1 List of Indicators

Indicator reference		Title	Page	
<b>POLICY MAKING AND DEVELOPMENT CONTROL PERFORMANCE</b>				
1		Plan Making	11	
2		Total applications	12	
3		% of all applications received which were approved	12	
<b>CREATING A SENSE OF COMMUNITY</b>				
4		Average size of GP patient lists	13	
5		Available school places	13	
6		Overall CIL liability of developments approved in 12/13	14	
7		Average S106 per net new home approved in 11/12	15	
8		Non-residential S106 secured in 11/12	17	
9		New Homes Bonus	19	
<b>ENSURING A VITAL ECONOMY AND ATTRACTIVE TOWN CENTRES</b>				
10		House Sales Value	19	
11		Affordability – Average earnings in Barking and Dagenham 2011/12 plotted against average sales prices	21	
12		Town Centre vacancy levels	22	
13		Town Centre yields	22	
14		Barking Town Centre – net additional comparison and convenience floorspace approved/completed in 11/12	23	
15		Net change in floorspace for ‘town centre uses’ in (i Barking Town Centre and (ii) each of the District Centres	24	
Core output	BD1	16	Net change in employment floor space, within SIL, LSIS and in undesignated areas	25
		17	Type of floor space lost	26
		18	Type of floor space gained	26
<b>MANAGING GROWTH</b>				
NI	19	Supply of ready to develop housing sites	27	

159					
Core output	H2	a	20	Net additional dwellings in previous five year period	28
		b	21	Net additional dwellings for the reporting year;	28
			22	The annual net additional dwelling requirement	29
		c	23	Net additional dwellings in future years (NI 159)	29
	d	24	Managed delivery target	30	
	H3		25	New and converted dwellings – on previously developed land	30
	H5 (a) (b)		26	Gross and net affordable housing completions (a) and approvals (b)	31
Significant effects indicator	C C 1		27	% of affordable housing secured on schemes for 10 homes or more via S106	31
			28	Unit mix: net percentage of family units (three + units)	33
<b>SUSTAINABLE RESOURCES AND THE ENVIRONMENT</b>					
CP3 1			29	Code Levels of new homes on schemes above ten units approved/completed (how many 3, 4 etc)	34
			30	% of major and strategic developments which meet 25% carbon dioxide reduction targets against 2010 building regulations (completed and approved)	34
CP3 3			31	Percentage of units approved and completed that meet wheelchair accessible housing standards and lifetime homes standard	36
CM3 1			32	Amount of allotments lost or reduced as a result of development	38
CM3 3			33	Change in protected open space.	39
			34	Number of new homes approved/completed in flood risk areas 1, 2 and 3	40
Core output	W1		35	Capacity of new waste management facilities by East London waste planning authority (approved and completed). Needs to list the individual approvals and completions.	43
	W2		36	Amount of municipal waste arising, and managed by	44

			management type by waste planning authority	
		37	Number of safeguarded waste sites developed for non-waste uses	45
		38	Actual throughput of Schedule 1 sites (where data available)	46
<b>CREATING A SENSE OF PLACE</b>				
Core output	H6	39	Housing Quality – Building for Life Assessments	49
		40	Change in the number of locally listed building	50
		41	Change in the number of buildings on English Heritage's Building at Risk Register	51

Table with columns for Housing Trajectory, Capacity, Completed to 31/03/21, Ward, Site Area (ha), Application Number, Date permission expires, and years 2011/12 through 2027/28. Includes sub-sections for Large Housing Sites Outside Barking Town Centre, Small Housing Sites Outside Barking Town Centre, Barking Town Centre Large Sites, Barking Town Centre Small Sites, and Barking Town Centre Medium Sites. A summary row at the bottom indicates a need to find additional supply of 711 + 1005 = 1716 between 13/14 and 17/16.

Due to persistent underdelivery need to find additional supply of 711 + 1005 = 1716 between 13/14 and 17/16  
This is equivalent to the forecast supply in the succeeding three years 18/19 - 20/21