

London Borough of Barking and Dagenham Authority Monitoring Report 2013/14



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Cover photo: Thames View East

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Appendix 1: Housing Trajectory

1 Background

1.1 Introduction

A new vision and priorities were agreed by the Council in 2014, reflecting the changing relationship between the Council, partners, businesses and the community, as well as cementing the Council's role in place shaping and enabling community leadership within the context of a significantly reducing budget.

Barking and Dagenham has the most untapped potential for growth in London, and the Council needs to define its role and champion the delivery of that ambition and aspiration for its communities. In doing so it recognises that with an increasingly diverse population, community cohesion and the active engagement and participation of the community are key components to improving the quality of lives of our residents and maximising the opportunities created by growth. It also reflects that wherever possible we enable our residents to help themselves, support their neighbours and live more independently, whilst still offering a safety net for the most vulnerable.

The vision is:

One borough; one community; London's growth opportunity

The priorities for the borough are:

Encouraging civic pride

- Build pride, respect and cohesion across our borough
- Promote a welcoming, safe, and resilient community
- Build civic responsibility and help residents shape their quality of life
- Promote and protect our green and public open spaces
- Narrow the gap in attainment and realise high aspirations for every child

Enabling social responsibility

- Support residents to take responsibility for themselves, their homes and their community
- Protect the most vulnerable, keeping adults and children healthy and safe
- Ensure everyone can access good quality healthcare when they need it
- Ensure children and young people are well-educated and realise their potential
- Fully integrate services for vulnerable children, young people and families

Growing the borough

- Build high quality homes and a sustainable community

- Develop a local, skilled workforce and improve employment opportunities
- Support investment in housing, leisure, the creative industries and public spaces to enhance our environment
- Work with London partners to deliver homes and jobs across our growth hubs
- Enhance the borough's image to attract investment and business growth

The Council's adopted Local Plan (formerly referred to as the Local Development Framework) 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. The policies in the Council's Local Plan seek to deliver the above corporate priorities, with the objective of achieving the Borough's vision.

The Localism Act requires Councils to produce an Authority Monitoring Report (AMR) to monitor the implementation of the Local Plan and to assess the extent to which the objectives of the planning policies contained in these documents are being achieved.

With the benefit of a fully adopted Local Plan the focus for Barking and Dagenham in FY 2013/14 has been on economic development through estate renewal, new communities on brownfield land and encouraging business growth.

This year has seen Vince Cable officially opening the TEG organic waste facility on the London Sustainable Industries Park in Dagenham. This new facility is capable of processing 49,000 tonnes of food waste via Anaerobic Digestion (AD) and In-Vessel Composting (IVC) technology. The facility will produce over 36,000 tonnes p.a. of AD digestate and 14,000 tonnes p.a. of compost for agricultural use, and will produce up to 1.4MW of electricity which will be sold to the National Grid.

George Osborne announced in the budget (March 2013) the intention to loan £55 million towards a £150 million rail link to extend the Gospel Oak to Barking Line, nicknamed the GOBLIN line, to Barking Riverside. This will help to unlock 11,000 new homes, shops and offices on the Barking Riverside development.

Global distribution company Kuehne and Nagel have completed their new 60,000sq ft cross dock warehouse on 6.5 acres on the Orion Business Park in Dagenham.

The William Street Quarter housing scheme, incorporating 201 1, 2 and 3 bedroom apartments and 3 and 4 bedroom houses, was completed. About three quarters of the properties will be let at reduced rent to local people in employment, and the remainder rented at 50% rent in the same way as council housing.

Figure 1: TEG Organic Waste Treatment Centre, Choats Road, Dagenham.



Thames View East was completed. The development includes 276 homes for affordable rent, comprising 152 houses, 35 duplex flats and 90 flats.

Works for East London Transit phase 1b, along River Road, were completed in May 2013.

The Borough has also won and been shortlisted for a number of awards as follows:

- Best All Round Small Business Friendly Borough Award 2013 supported by the London Region of **The Federation of Small Businesses (FSB) and London Councils** inaugural awards;
- Finalist in **Placemaking Awards 2013** – Barking Town Centre – Best use of Arts, Culture and Heritage in Placemaking;
- Short Blue Place was highly commended at the **LGN Street Design Awards 2013** for its public lighting scheme submitted by The Project Centre;
- Barking Riverside won the **2013 Graham Pye Award** for family friendly homes;
- The **Sunday Times British Homes Awards 2013** recognised Barking Riverside as ‘Development of the Year’, and Anne Mews as ‘Best Affordable Housing Scheme’;
- An innovative partnership between LBB, Long Harbour Ltd, and Thames View Partnership for Learning Limited - Project Edsel – won **Best Alternative Deal Structure** at the **Partnership Awards 2013**. This is the first deal of this kind to create a 100% self-financing, affordable housing scheme, yielding 477 units at William Street Quarter and Eastern End of Thames View; and
- The Residents Urban Design Forum was shortlisted for the **RTPI Awards for Planning Excellence 2013** for innovative use of the planning process.

The Barking and Dagenham Local Plan Monitoring Report covers the period from the 1 of April 2013 to the 31 of March 2014. 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 local authorities to produce a monitoring report for public consumption known as an ‘Authority 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 tenth AMR.

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**
- **ONS Mid Year Estimates 2013**
- **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 (LBBD) is located at the heart of the Thames Gateway. The Thames Gateway growth corridor offers significant development opportunities for Barking and Dagenham.



Figure 2: 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 south. The borough consists



Figure 3: Barking and Dagenham Wards

1.3.1 Population and Age Structure

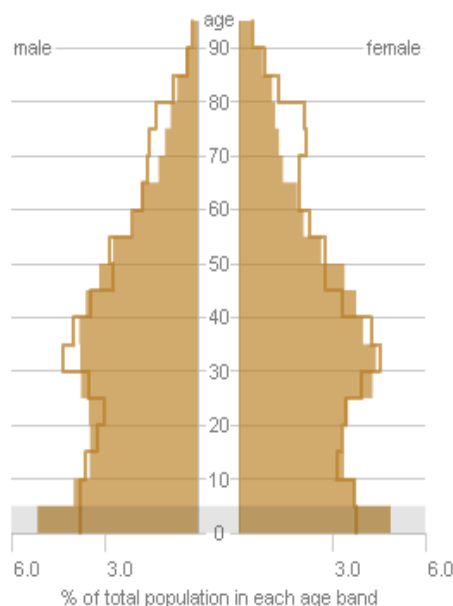
The first round results from the 2011 Census were released by ONS in July 2012. The population of the borough has increased by 22,000 to 185,900 between 2001 and 2011. This is a 13.4% increase in the borough's population. The population has since increased further to 194,352 (ONS Mid Year Estimate 2013).

Figure 3 illustrates the age structure of the borough in 2011 and compares this to England. 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 4: Age structure of Barking and Dagenham

Source: ONS, 2011



Barking and Dagenham	
Total population: 185,911	
Age 0-4	
18,676 people	
10.0% of total population	
Male:	9,577 people
	51.3%
Female:	9,099 people
	48.7%

1.3.2 Household Size and Housing Tenure

Creating thriving communities by maintaining and investing in high quality homes is one of the Council's corporate priorities. The provision of housing therefore 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 %
Social Rented	23,459	33.7	17.7
Local Authority	19,782		
Registered Social Landlord	3,677		
Private Rented	12,328	17.7	16.8
Owned	32,324	46.3	63.4
Owned Outright	11,908		
Owned with Mortgage	20,416		
Shared Ownership	906	1.3	0.8
Other or living rent free	664	1	1.3
Total number of households	69,681		

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 3% in FY 2013/14 (down 489 offences reported). Yet, it is on average higher than the rest of London (MET Police, 2014). 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 2013/14	Trend	Mitigation Action
POLICY MAKING AND DEVELOPMENT CONTROL PERFORMANCE			
Planning documents	<p>The Council has a fully adopted Local Plan.</p> <p>The draft Community Infrastructure Levy charging schedule was submitted for Examination in 13/14 and subsequently adopted in November 14 and is due to be implemented 2 March 2015.</p>		<p>Begin to review the Local Plan.</p> <p>Look to streamline the various Development Plan Documents into a single Local Plan.</p>
ENSURING A VITAL ECONOMY AND ATTRACTIVE TOWN CENTRES			
Employment and town centre uses	<p>No new retail floor space above 1,000 sqm has been approved or completed in Barking Town Centre in 2013/14. There has been a net loss of 1,680sqm of B1 office space as a result of the completion of a training college. However an application was received for a new Sainsbury's Superstore on the Abbey Retail Park (an edge of town centre site) and an extension to Morrison's superstore on Wood Lane was approved within the Merry Fiddlers Neighbourhood Centre.</p> <p>There has been a net loss of 8,480 sqm of employment floor space in Strategic Industrial Land (SIL) as a result of Capital Karts Go-Karting, the UKs longest indoor go-karting track, opening in Rippleside Commercial Estate.</p>		<p>Promote Barking Town Centre and the Borough's District Centres as attractive business environments, upholding the Council's town centre first policies.</p>

MANAGING GROWTH			
Housing completions	868 net additional units have been built. This is more than last year. However the London Plan target of 1,065 units has not been met		
Affordable units	In 2013/14 68% of completed units were affordable, with 588 units being delivered. This is an increase on 2012/13 which saw the completion of 136 units. In 2013/14 36% of approvals were affordable units.		The Council is using its own assets to increase affordable housing supply particularly at Thames View East and William Street Quarter where 500 new affordable homes have been completed
SUSTAINABLE RESOURCES AND THE ENVIRONMENT			
Sustainable construction	25% strategic residential approvals and 40% completions meet Code Level 4. 100% Major application approvals which meet Code Level 3.	 	
Flooding	There has been an increase in the number of homes approved and completed in Flood Zone 3.		
Waste	We have not achieved the 2010 target of recycling 27% of waste. We have recycled less but the amount of waste going to landfill has remained at 32% in 2013/14.		
CREATING A SENSE OF PLACE			

Housing Quality	<p>The percentage of homes built to Lifetime Homes Standard has increased.</p> <p>The percentage of homes meeting the 10% wheelchair target has been met.</p>		<p>Ensure officers are requiring homes to meet Lifetime Homes Standard</p>
Protecting open spaces	<p>There has been an increased percentage of units completed on brownfield land (100%). However, we have approved 5 residential units on garden land.</p>		<p>Continue upholding Policy which directs development to previously developed brownfield land.</p>

2 POLICY MAKING AND DEVELOPMENT CONTROL PERFORMANCE


INDICATOR	Plan Making
Planning Policy	Core Strategy: CM1
Indicator reference	1
Outcome	See below
<p>Comment</p> <p>The Council 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>In FY 2013/14 the Council consulted on the Barking and Dagenham Employment Areas Local Development Order from 8 November to 20 December 2013. This has since been adopted and allows business to make certain changes without the need for planning permission.</p> <p>On 24 February 2014 the Council submitted its CIL Draft Charging Schedule for examination. It has since been adopted and is scheduled to be implemented from 2 March 2015.</p> <p>The Council consulted on 'Last Orders! Preserving Public Houses' SPD from 15 January to 26 February 2014 and it has since been adopted. Its purpose is</p>	


to ensure that the borough retains its Public House stock and gives advice to applicants who wish to change the use, redevelop, and in some cases demolish a Public House.

Table 2: Performance / proposed dates in preparing Local Plan and Supplementary Planning Documents


	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	Adopted		February 2012
	Community Infrastructure Levy	Draft	Submitted for Examination 24 February 2014	25 November 2014 Implementation date 2 March 2015
SPDs	Saturation Point: Addressing the Health Impacts of Hot Food Takeaways SPD	Adopted		July 2010
	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
	Public Houses SPD	Draft	Consultation 15 January to 26 February 2014	17 November 2014
PANs	Religious Meeting Places PAN 4	NA		May 2012


Other	HMO Article 4 Direction	NA		Came into effect 14 May 2012
	Barking and Dagenham Employment Areas Local Development Order	Draft	Consultation 8 November to 20 December 2013	17 November 2014

INDICATOR	Total number of planning decisions
Planning Policy	Core Strategy: CM1
Indicator reference	2
Outcome	599
Trend	
Comment	
Compared to last year, there has been a decrease of 7% in the number of planning applications decided in FY2013/14 (Source: PS2 return, LBBD 2014).	

INDICATOR	% of all applications received which were approved		
Indicator reference	3		
Outcome	86%		
Trend			
Comment			
During the financial year 2013/14, 599 applications were processed and the majority of these (86%) were approved. This is a slight increase on last year's approval figures.			
Table 3: Comparative number of applications approved 2011/12 – 2013/14			
	No of applications	No of applications approved	Percentage approved (%)
FY 2011/12	627	516	82
FY 2012/13	653	553	85
FY 2013/14	599	513	86

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>There are 5119.9 patients registered per GP. This is a very slight increase of 0.02% from last year's figure of 5118.9 (LBBDD, 2014).</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 2013 has increased by 1,220 pupils (equivalent to approximately 41 classes) 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. Consequently, by FY 2018, the forecast is for an additional 5,700 pupils (equivalent to over nine 3FE Primary Schools). This increase is based on the May 2013 pupil census.</p>								
<p>Table 4: Increase in Primary Pupils from 2012/13 to 2013/14</p>								
	Reception	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total Increase
Increase from 2012/13 to 2013/14	46	130	307	173	226	191	149	1,222
<p>The number of children in Reception Year for FY 2013 has increased by 46 since the previous year. The forecasts for the number expected in Reception</p>								

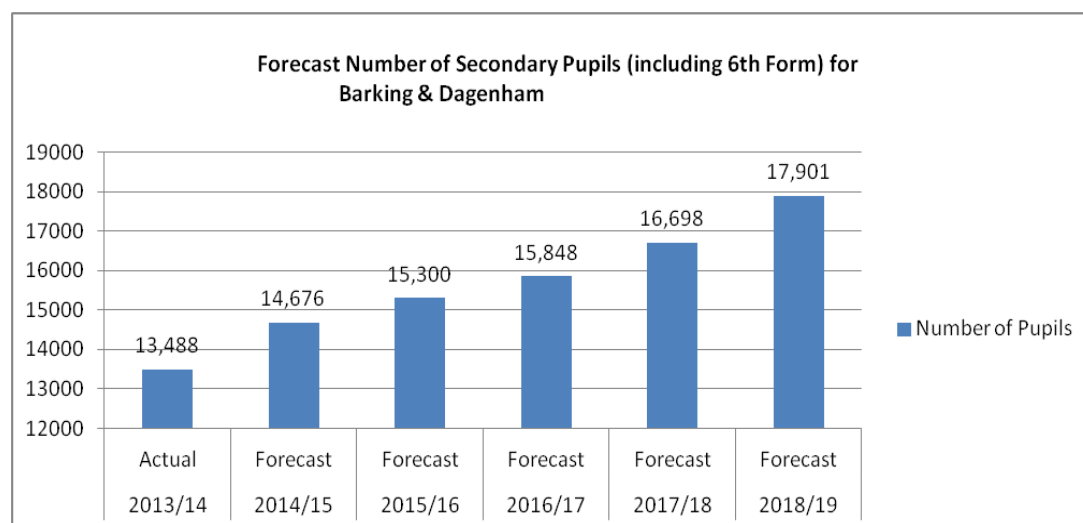
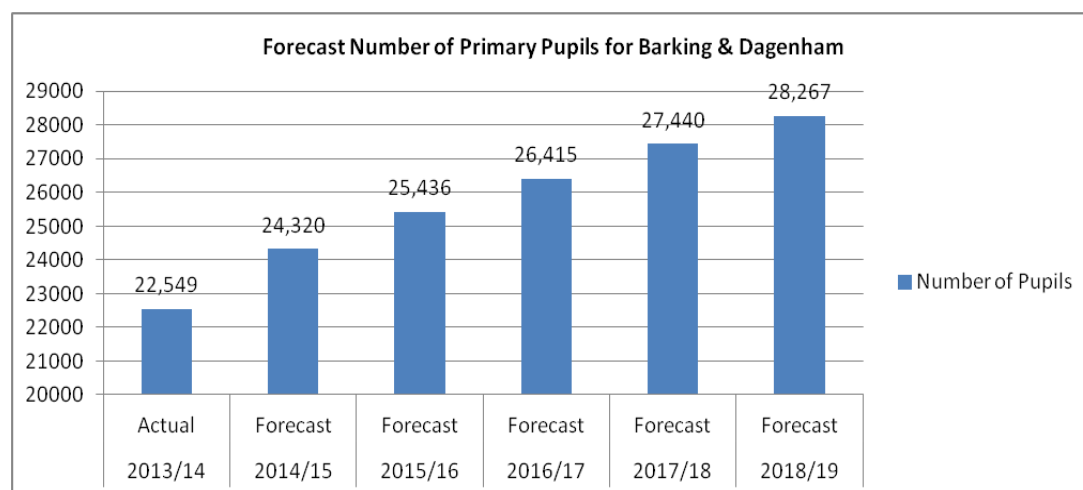
Year in the next five years (FY 2018) shows an expected increase of 725 pupils – this is larger than a 3FE Primary School. Thereafter, Reception Year numbers are expected to continue increasing steadily reflecting increased birth numbers together with the house-build programme.

Increases in secondary school demand for places are forecast from 2014/15. The forecast increase in Year 7 demand for school places in the next five years (FY 2018) shows an expected increase of 1,325 pupils. This number of pupils would nearly fill a 9FE Secondary School (Years 7 to 11) and is a result of the increases most notably seen in Reception Year in 2006 that will be finding their way into secondary school.

It is expected that the long-term effect of house building in the borough, an upturn in the economy and the changing demographics is likely to influence the rate with a continuing rising trend in the next 5 years.

Figure 5: Projected increase in school places in Barking and Dagenham

Source: LBBD 2013




INDICATOR		Overall CIL liability of developments approved in 13/14	
Planning Policy		Core Strategy: CC3	
Indicator reference		6	
Outcome		£651,011	
Trend			
Comment			
<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.</p>			
Table 5: GLA CIL Charge			
GLA CIL charge / sqm			
CIL charge for developments > 100/sqm		£20 (subject to indexation)	
Mayor of London CIL			
<p>Between 1 April 2013 and 31 March 2014 £230,476 of Crossrail CIL was collected in Barking and Dagenham. In addition, liability notices totalling £651,011 were issued during this period.</p>			
Barking and Dagenham CIL			
<p>At the local level, LBBDD submitted its CIL Draft Charging Schedule for examination on 24 February 2014. The LBBDD Charging Schedule was adopted 25 November 2014 and will be implemented 2 March 2015.</p>			
Table 6: 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 7: Proposed Differential Rates: Intended use (per sqm)

Charges	CIL
Supermarkets/Superstores of any size	£175
Office (B1a)	Nil
Business (Research and Development - B1b, Light Industry - B1c, General Industrial - B2 and Storage and Distribution - B8)	£5
Municipal Leisure	Nil
Health Development used wholly or mainly for the provision of any publicly funded medical or health services except the use of premises attached to the residence of the consultant or practitioner	Nil
Education Development used wholly or mainly for the provision of education as a school or college under the Education Acts or as an institution of higher education	Nil
All other non-residential uses	£10

INDICATOR Average S106 per net new homes approved in FY13/14

Indicator reference	7
Outcome	£3,676

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 uses this as a guide when negotiating S106 for residential schemes across the borough. This will be superseded by the Borough’s Local community infrastructure levy when the charging schedule is introduced on 2 March 2015.

Table 8: Section 106 payments per unit and breakdown by Heads of Terms

Residential	Net additional residential units approved in 2013/14	563
	S106 approved in FY 2013/14	£2,069,715

Charge per unit	£3,676
Education	£693,811
Community (Works to Wellgate Farm)	£1,200,000
Highways	£935
Public Realm	£130,000
Legal and Professional Costs	£16,050
Monitoring	£28,919

In total 563 additional units were approved in 2013/14. The average charge per unit was calculated against all the units permitted, however only 202 of these had S106 agreements associated with the planning consent.

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

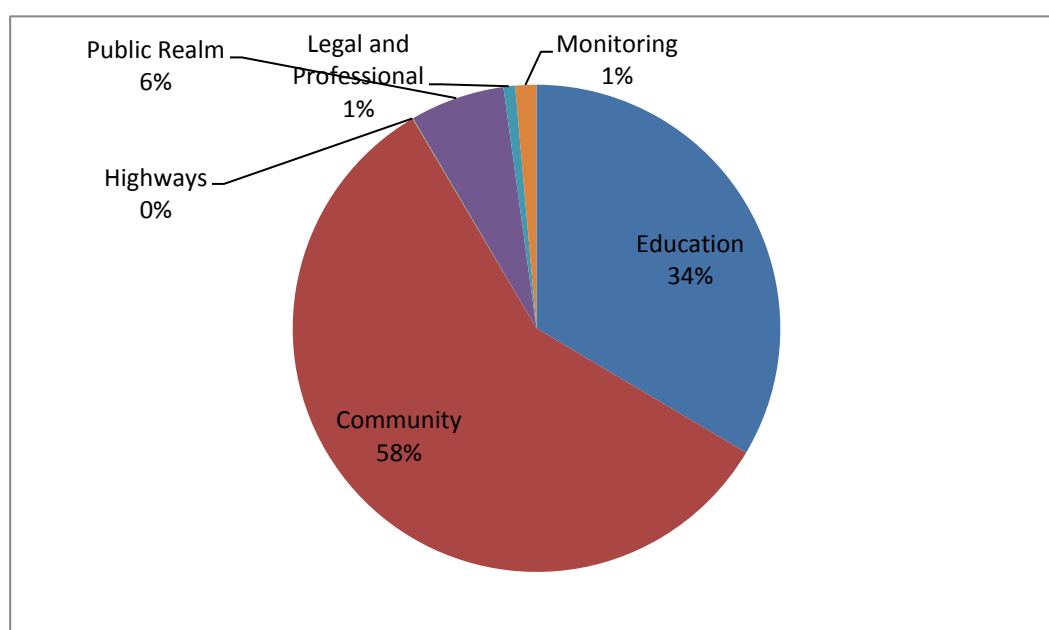


Figure 6 indicates that the majority of S106 monies collected in FY2013/14 on residential schemes were for community and educational improvements.

INDICATOR Non-residential S106 secured in FY13/14

Indicator reference 8

Outcome £303,000

Comment

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

Table 9: 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	13/00628	20/11/13	Morrisons Supermarket, 402 Wood Lane, Dagenham	Ground floor and first floor supermarket extension, reconfiguration of car park, junction improvements and landscaping
	12/00159	29/5/13	Part of former Barking Containerbase site, Box Lane, Barking	Demolition of buildings and erection of 19,385sqm of B8 commercial warehouse units with car parking
Non-Residential	S106 approved in FY 2013/14			£303,000
	Transport and traffic			£258,500
	Other (sewage works)			£30,000
	Monitoring			£11,800
	Legal Costs			£2,700

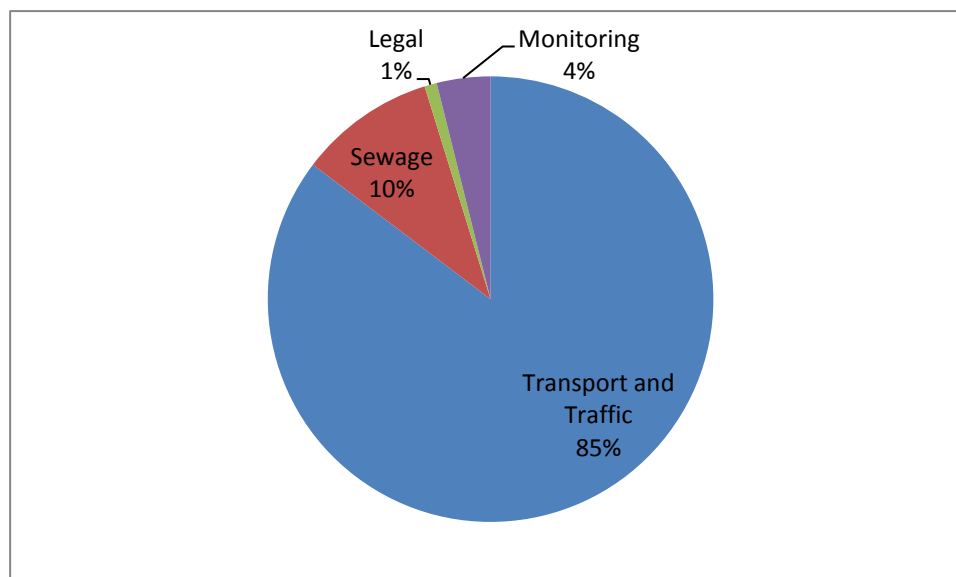



Figure 7: Heads of Terms for S106 agreements collected from non- residential developments

As indicated in Figure 7, the majority of S106 monies collected in FY 2013/14 from non-residential development went towards transport and traffic improvements.

INDICATOR		New Homes Bonus
Indicator reference	9	
Outcome	£3,061,476	
Trend		
Comment		
<p>For the period October 2014 to October 2015 Barking and Dagenham will receive £596,541 New Homes Bonus (NHB). For the period 2011/12 to 2014/15 this equates to a total of £3,061,476.</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

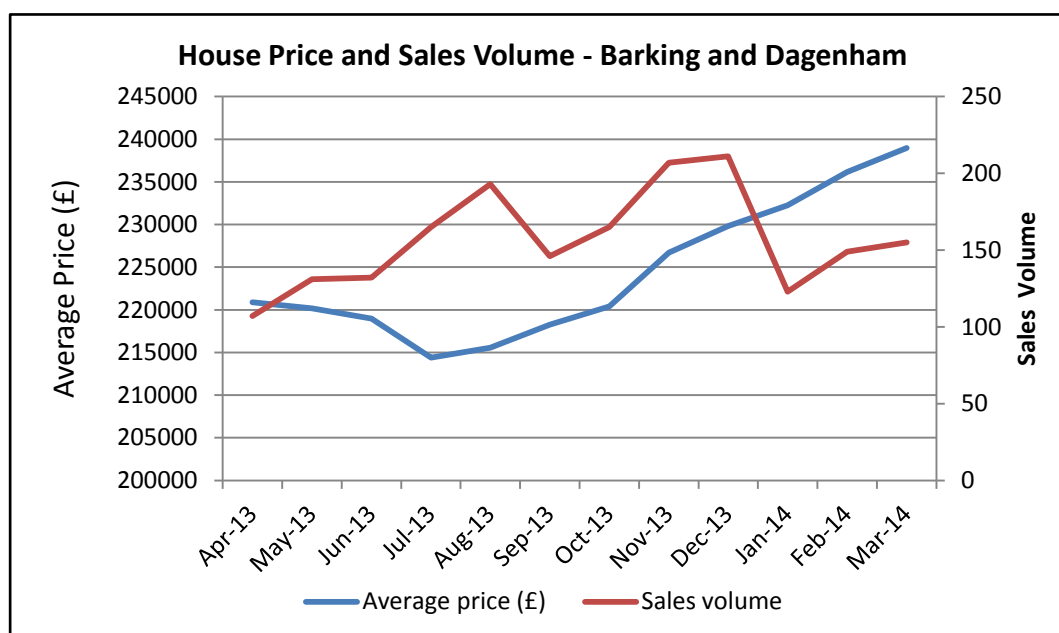
INDICATOR		Sales value
Indicator reference		10
Outcome		£238,984
Trend		↑

Comment

In March 2014, the end of year average house price in Barking and Dagenham was £238,984 (see Figure 7 below). This is a moderate rise of 10% from last year's average of £216,933 (Land Registry, 2014).

House prices in Barking and Dagenham are lower than those of Greater London. The average house in London in March 2014 cost £416,098 (Land Registry, 2014). However nationally house prices are 44th highest.

Figure 8: Average house prices and sales volumes in Barking and Dagenham (April 2013 – March 2014). Source: Land Registry, 2014



INDICATOR		Affordability: average earnings in Barking and Dagenham 2013/14	
Indicator reference	11		
Outcome	See text below		
Comment			
<p>Average weekly earnings of employees living in Barking and Dagenham have fallen in 2013 to £521.4. This is slightly higher than the UK's average weekly earnings of £517.9 per week in 2013 but the gap has narrowed. Looking at London as a region, average earnings have remained at the same level in 2013 as for the previous year, at £613.3 (see Table 9).</p>			
<p>Table 10: Gross Weekly Pay - All Full Time Workers Barking and Dagenham Source: ONS annual survey of hours and earnings – resident analysis, 2014.</p>			
<p>Gross Weekly Pay - All Full Time Workers Barking and Dagenham</p>			
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	608.8	500.2
2012	549.2	613.3	508.3
2013	521.4	613.3	517.9
<p><i>Source: ONS annual survey of hours and earnings - resident analysis</i></p>			
<p>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 go to http://www.nomisweb.co.uk/articles/341.aspx</p>			
INDICATOR		Town Centre vacancy levels	
Indicator ref	12		
Outcome	Barking Town Centre	6.5%	
	Dagenham Heathway	8.8%	
	Chadwell Heath	N/A	
	Green Lane	N/A	


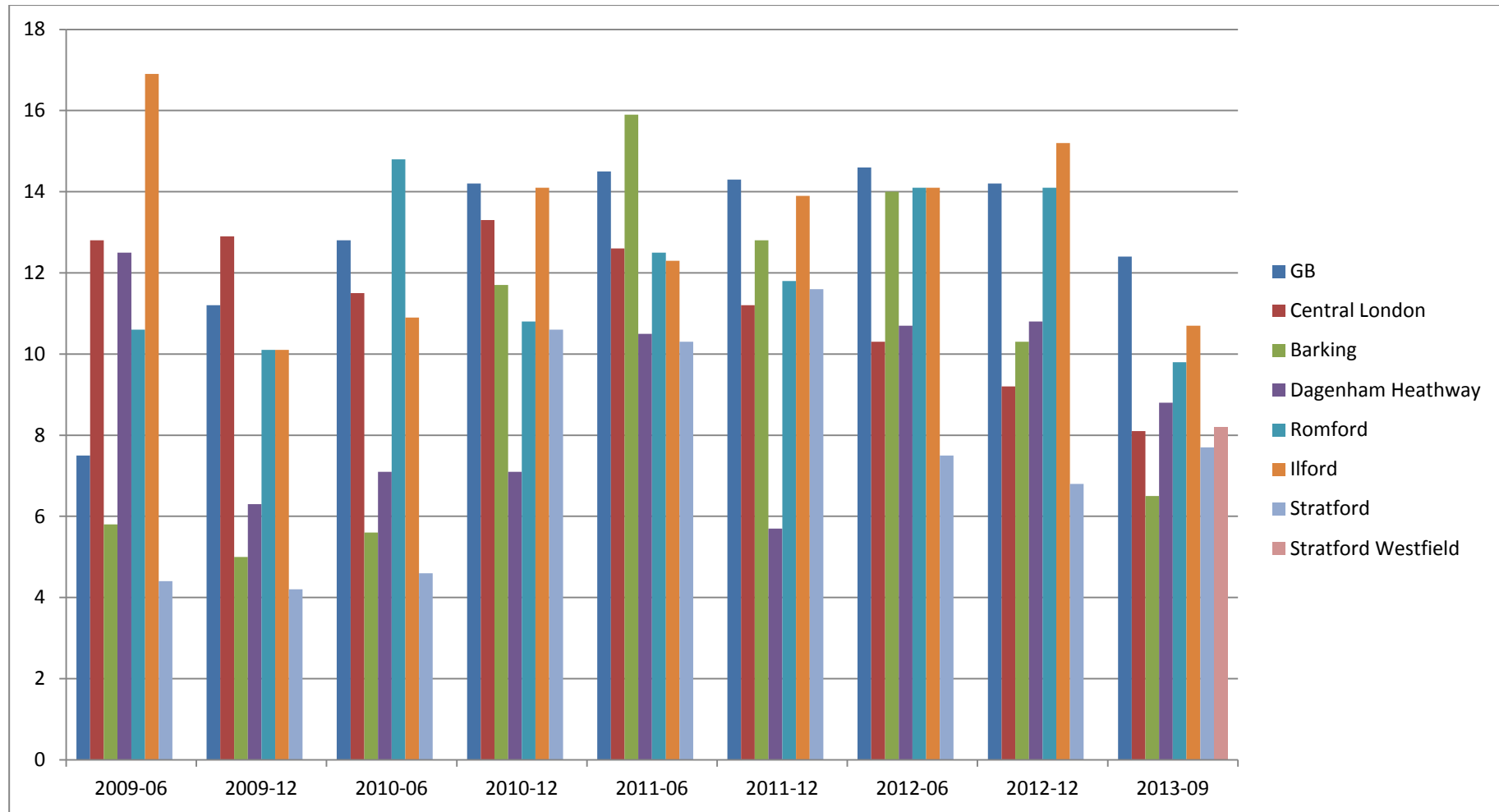
<p>Trend</p>	
<p>Comment</p> <p>The national vacancy rate stood at 12.4% in September 2013. In September 2013, Barking Town Centre's vacancy rate stood at 6.5%, which is lower than Central London which had a vacancy rate of 8.1%. As well as this, Barking Town Centre had a vacancy rate lower than both Romford (9.8%) and Ilford (10.7%). Figure 9 below provides a comparison of Barking Town Centre and Dagenham Heathway to national, regional and local centre averages. Please note that the Local Data Company does not have data on the vacancy rate for the Borough's other District Centres of Chadwell Heath and Green Lane.</p> <p>Barking Town Centre Vacancy rates in Barking Town Centre dropped from 10.3% in December 2012 to 6.5% by September 2013.</p> <p>Dagenham Heathway Vacancy rates in Dagenham Heathway dropped from 10.8 percent in December 2012 to 8.8% in September 2013.</p> <p>Chadwell Heath Vacancy figures not available for FY 2013/14.</p> <p>Green Lane Vacancy figures not available for FY 2013/14.</p>	

Figure 9: Vacancy rates in Barking and Dagenham Heathway compared to the national, London and local centre averages






INDICATOR		Barking Town Centre – net additional comparison and convenience floor space approved/completed in 13/14	
Indicator reference		13	
Outcome	Approvals	Convenience	Comparison
		NA%	NA%
		No new floor space permitted	No new floor space
	Completions	Convenience	Comparison
		NA%	NA%
		No new floor space permitted	No new floor space
Trend			
<p>Comment</p> <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>No new convenience or comparison retail floor space above 1,000sqm has been permitted or completed in Barking Town Centre FY2013/14.</p>			
			

Figure 10: Construction site of the forthcoming Asda store which fronts onto Abbey Green and Short Blue Place. The store is due to be completed Summer 2015 providing some 5,636sqm of retail in Barking Town Centre of which 70% is convenience and 30% is comparison.

INDICATOR		Net change in floorspace for 'town centre uses' in (i Barking Town Centre and (ii) each of the District Centres			
Indicator reference	14				
	Table 11 Gains and losses in town centre uses in square metres (sqm) in Barking Town Centre in FY 2013/14.				
Outcome	Completed Net change (sqm)		(i) Barking Town Centre	A1	-1,680 sqm
					13/000 71/RE G3
			TOTAL		-1,680 sqm
			(ii) District Centres Chadwell Heath Dagenham Heathway Green Lane	No change	
Trend					
Comment					
Main town centre uses, as defined by the National Planning Policy Framework (NPPF), include:					
<ul style="list-style-type: none"> • Retail development (including warehouse clubs and factory outlets) • Leisure • 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					
<i>Completions</i>					
In Barking Town Centre the completed training college (D1) in 127 Ripple Road					

resulted in the loss of 1,680 square metres of B1 office space (13/00071/REG3).

Approvals

The only approval was the application mentioned above (13/00071/REG3) which resulted in the loss of 1,680 square metres of B1 office space.


Table 12: Net change town centre floor space approved in Barking Town Centre in FY 2013/14.

Losses	B1	-1,680 sqm
Gains	-	-
TOTAL		-1,680sqm

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.

INDICATOR Net change in employment floor space, within Strategic Industrial Land (SIL), Local Strategic Industrial Land (LSIL) completed in FY 2012				
Indicator reference	15			
Outcome	Net change	16,352 sqm	Trend 	
	Table 13: Completions: Net change of employment floor space.			
	Within strategic industrial locations (SIL)	Planning reference	B1 sqm	B2 sqm
		09/00780/FUL		9,000
		11/00003/FUL		2,400
		12/00762/FUL		3,825
		12/01034/FUL	375	376
		Total	375	11,776
	Within locally significant industrial land (LSIL)	No applications completed	N/A	N/A
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 the London Sustainable Industries Park			

at Dagenham Dock. Locally significant industrial sites (LSIL) are of local importance, for example Freshwater Road and Selinas Lane.

Completions

In the FY 2013/14, there has been a net gain of 16,352 sqm of employment floor space. Additionally, 5,582 sqm of B8 was completed outside LSIL and SIL.

The major developments completed in 2013/14 are listed below.

Table 14a: Planning completions relating to employment uses (gross sqm)

Borough Ref	B1 (sqm)	B2 (sqm)	B8 (sqm)	Development Description	Designation
09/0078009/0 0780/FUL		9,000		Use of former bus depot as materials reclamation facility and skip hire	SIL
11/00003/FUL		2,400		Storage and sorting of municipal, commercial and industrial waste	SIL
11/00399/FUL			5,582	Erection of 38,090 sqm of commercial floorspace	
12/00762/FUL			3,825	Retention of warehouse (B8) and front extension to provide additional warehouse/office space	SIL
12/01034/FUL	375	376	376	Change of use of plant depot to flexible B1, B2 and B8 use	SIL
Total:	375	11,776	9,783		

Table 14b: Planning approvals relating to employment uses (gross sqm)

Borough Ref	B1 (sqm)	B2 (sqm)	B8 (sqm)	Development Description	Designation
11/01015/FUL		-480		Erection of 88 five bedroom detached houses, four bedroom farm manager's house and enlargement and enhancement of	Green Belt

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				community farm including erection of new farm buildings.	
12/00159/FUL	-1962	-1,962	19,385	Demolition of buildings and erection of 19,385m ² of B8 commercial warehouse units, with associated parking.	Strategic Industrial Land
12/00762/FUL			3,825	Retention of warehouse (Class B8) and proposed front extension to provide additional warehouse floorspace at ground floor level and associated office floorspace at first floor level.	Strategic Industrial Land
12/00835/FUL			-1117	Use of warehouse as place of worship including construction of mezzanine floor.	Locally Industrial Land
12/00996/FUL			-8480	Use of warehouse as indoor karting centre.	Strategic Industrial Land
13/00071/REG 3	-1,680			Alterations to external appearance of building in connection with change of use to training college (Class D1).	Barking Town Centre
13/00510/FUL		-655		Demolition of existing car showroom and erection of 2 storey two bedroom house, 8 two storey three-bedroom houses, 8 two storey houses incorporating dormer windows in roofspace and 3/4 storey building comprising 8 one-bedroom flats, 18 two-bedroom flats and 3 three-bedroom flats with associated landscaping and parking.	No designation
Total:	-3,642	-3,097	13,613		

5 MANAGING GROWTH


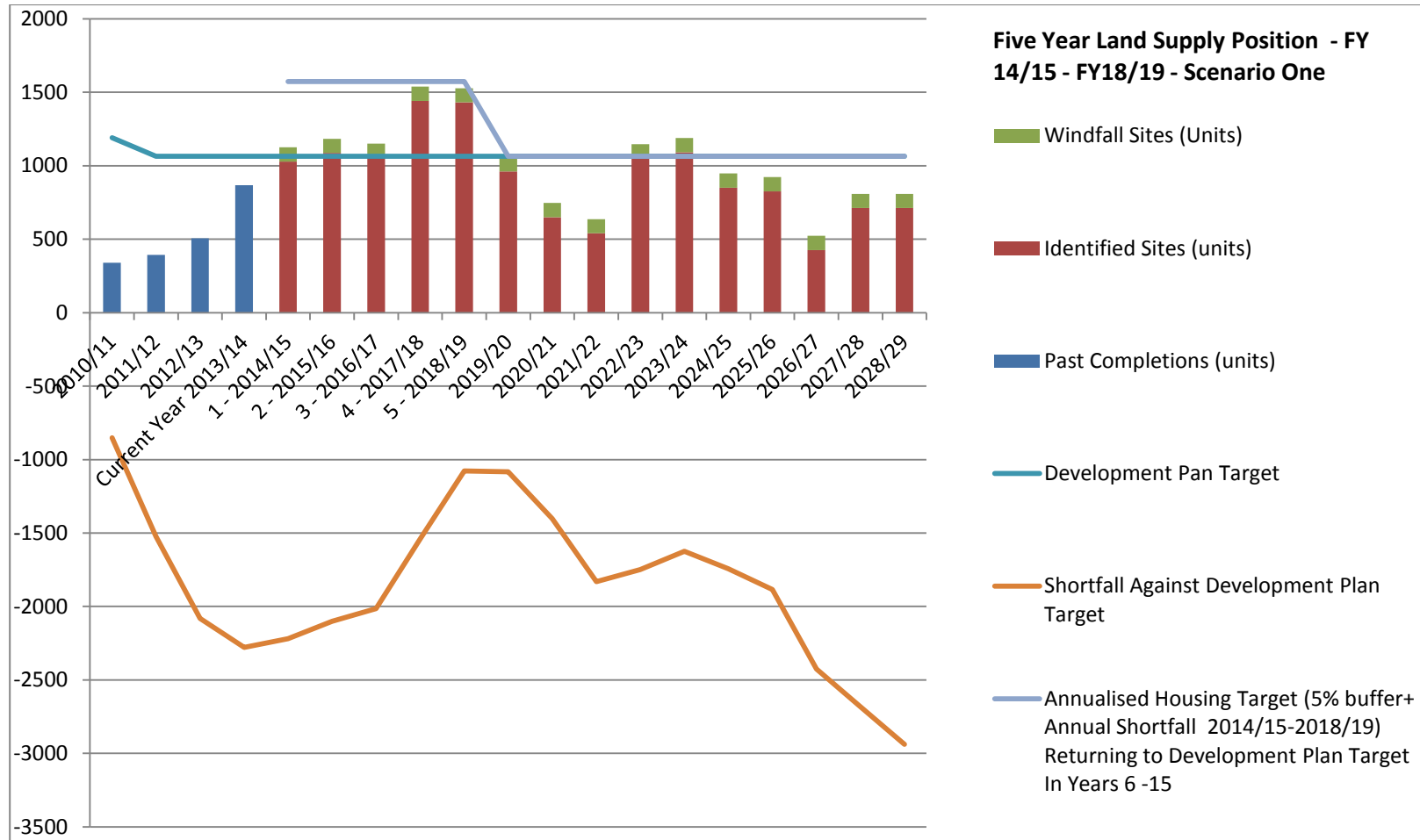
INDICATOR		Supply of ready to develop housing sites					
Planning Policy		Core Strategy: CM2					
Indicator reference		NI 159		16			
Table 15: Supply of ready to develop housing sites							
National Planning Policy Framework (NPPF) requirement		Annual target London Plan		1,065 units			
		5%		53 units			
		20%		213 units			
Outcome		5 years supply		2013/14 2017/2018 target			
				6,526 units 5,325 units			
		15 years supply		2013/14 2027/28 target			
				15,316 units 15,975 units			
Target met		✘		Trend 			
INDICATOR		Net additional dwellings over the previous five year period			H2 a	17	
Table 16: Net additional dwellings – in previous years							
Outcome	2009/10	2010/11	2011/12	2012/13	2013/14		
	208	339	393	506	868		
Target						1,065 units/ Annum	
Target met	✘						
INDICATOR		Net additional dwellings for the reporting year			H2 b	18	
Outcome		868 units (net) 871 (gross)					
Target		1,065 units/annum					
Target met		✘					
Comment							
In the FY 2013/14, 868 net additional homes have been completed. Completions have risen by 71.5% since last year (506 net units in FY 2012/13).							

Table 17: Net additional units 2013/14

	Units Lost	Gross Units	Net Gain
FY2013/14	3	871	868

Figure 11: London Borough of Barking and Dagenham Housing Trajectory 2013/14 – 2028/31
 (Based on 100% Implementation of identified sites) (Includes windfall)



INDICATOR Net additional dwellings – in future years

Indicator reference	H2 c	Indicator 19
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Comment

The National Planning Policy Framework, 2012 sets out that in order to ensure choice and competition in the market', Local Planning Authorities need to identify an additional 5% (53 units) or 20% (213 units) 'moved forward from later on in the plan period' (p12). However, in Barking and Dagenham unimplemented planning permissions exist for a large number of 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 5 year housing supply the Council has taken into account development viability in estimating when supply will come forward. Moving supply forward will not make the development more viable.

The housing trajectory above illustrates the annual breakdown of Barking and Dagenham's deliverable housing supply up to FY 2028/29 taking into account the annualised London Plan (2011) target of 1,065 new homes per annum up to 2021 as well as shortfall and a 5 percent buffer. This equates to an annualised requirement of 1,574. The Council will publish a statement on its Five Year Land Supply in early 2015.

An analysis of identified housing sites (including windfall sites) shows that Barking and Dagenham has a deliverable 5 year supply of 6,607 units (2014/15 to 2018/19) which is sufficient to allow the development plan housing target of 1,065 new homes to be met. This five year calculation is based on historical trends in windfall sites* (set at 97 per year) and a detailed analysis of sites underway, with planning permission and in the pipeline.

Table 18: Net additional dwellings – in future years (inclusive of windfall sites)

Year	Monitor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Financial Year	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Units	868	1,128	1,184	1,151	1,538	1,528	1,059	747	637	1,147	1,189	947	923	523	809	809

INDICATOR		Managed delivery target	
Indicator reference	H2 d	20	
<p>Housing delivery over the coming fifteen years is managed via a target. The managed delivery target (taking into account past and projected completions) takes into consideration the effect of expected completions, shortfalls and surpluses, on the longer term rate of delivery to meeting the strategic target. This component allows Barking and Dagenham to assess whether past shortfalls or surpluses will be addressed through future trends in supply, or whether there is any need for additional action to ensure delivery of the strategic target.</p> <p>The expected shortfall of 2,938, as demonstrated in Figure 10 above, will need to be made up in later years with delivery above the unit annual target. The detailed figures for the Housing Trajectory are shown in Appendix 1. Please see the Five Year Land Supply Statement for more information.</p>			


INDICATOR		New and converted dwellings – on previously developed land											
Planning Policy	Core Strategy: CM3												
Indicator reference	H3	21											
Outcome	100%	Trend											
<p>Comment <i>Completions</i> In FY 2013/14 100 percent of all new and converted dwellings were built on previously developed or 'brownfield' land.</p> <p>Table 19: Newly completed dwellings on Brownfield and Greenfield land</p> <table border="1"> <thead> <tr> <th>H3 - % of units completed on Brownfield Land</th> <th>Greenfield Land (ha)</th> <th>Completions Residential units on Greenfield (No of units)</th> <th>Total Site Area (Proposed)</th> <th>Completions Residential site area on Greenfield (ha)</th> </tr> </thead> <tbody> <tr> <td>100%</td> <td>0</td> <td>0</td> <td>2.765</td> <td>0</td> </tr> </tbody> </table>				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)	100%	0	0	2.765	0
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)									
100%	0	0	2.765	0									

Table 20: Breakdown of the units completed on Greenfield land

Borough reference	Residential units on Greenfield	Residential site area on Greenfield
N/A	0	0

INDICATOR Gross and net affordable housing completions (a) and approvals (b)

Indicator reference	H5 (a, b)	22
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Table 21 : Gross and net affordable housing completions (a) and approvals (b)

Completions (a)		Gross		
		Total Affordable completions	588	
	Affordable rent	201		
	Social rented	370		
	Intermediate	17		
		Gross	Loss	Net
Approvals (b)	Total Affordable housing approvals	288	150	138

Comment

Completions

In FY 2013/14 588 new affordable homes were built. This represents a 68% of all new homes built in the Borough in FY 2013. Of these, 63% are social rented 3% were intermediate and 34% were affordable rent.

Approvals

In total, 288 gross affordable units were approved in FY 2013/14, which equates to 36% of gross approvals (791). However, some 150 homes were lost as part of the Leys estate renewal programme (13/00229/FUL). Loss in Table 21 refers to those units demolished as part of a planning approval.

N.B. Social rented, affordable rented and intermediate housing, provided to

eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Source: National Planning Policy Framework (March 2012).

INDICATOR	% of affordable housing secured on schemes for 10 homes or more via S106
Indicator reference	23
Outcome	7%

Comment

In total, 5 major developments* containing dwellings have been approved in FY 2013/14 totalling 199 units. One of these applications provided a S106 agreement that delivered affordable housing:

- **11/000407 – The Short Blue, Bastable Avenue**
This application sees 14 affordable units delivered via S106.






* Major Developments are those where there are 10 or more dwellings (or if number is not given, the area is more than 0.5ha).

INDICATOR		Unit mix: net percentage of family units (three + units)							
Planning Policy	Core Strategy: CC1								
Indicator reference	CC1	24							
Target	40% (excluding Barking Town Centre) 30% Barking Town Centre								
Outcome/Target met	<p><i>Completions</i> 51% (excluding Barking Town Centre) ↑ 59% Barking Town Centre ↑</p> <p><i>Approvals</i> 45% (excluding Barking Town Centre) ↑ 3% Barking Town Centre ↑</p>								
Comment									
<i>Completions</i>									
<p>There was an increase in the number of family houses in both Barking Town Centre and outside the town centre in terms of completions FY 2013/14 when compared to the previous financial year. The high level of family homes completions in Barking Town Centre was due to the completion of the William Street Quarter.</p>									
Table 22: Percentage of family units completed in FY 2013/14									
	Total No of units (Gross)	%	Family units	No Units in BTC	%	Family units	No units Outside BTC	%	Family units
1 bed	251	29	53%	79	39	59%	172	26	51%
2 bed	160	18		5	2		155	23	
3 bed	337	39	53%	97	48	59%	240	36	51%
4 bed	123	14		23	11		100	15	
TOTAL	871	100		204	100		667	100	
<i>Approvals</i>									
<p>There was an increase in the number of family houses in both Barking Town Centre and outside the town centre in terms of approvals in FY 2013/14 when compared to the previous financial year. This is set out in table 23 below.</p>									

Table 23: Percentage of net family units approved in FY 2013/14

	Total No of units	%	%Family units	In BTC	%	Family units	Outside BTC	%	Family units
1 bed	185	23		60	47		125	18	
2 bed	302	38		62	49		240	36	
3 bed	167	21	38	4	3	3	163	25	45
4 bed	49	6		0	0		49	7	
5 bed	88	11		0	0		88	13	
TOTAL	791	100		126	100		665	100	

6 SUSTAINABLE RESOURCES AND THE ENVIRONMENT

INDICATOR		Code levels of new homes on schemes above ten units (completed and approved)			
Indicator reference	CP3 1	25			
Target met		Trend 			
INDICATOR		Percentage of major and strategic residential developments which meet 25% carbon dioxide reduction targets against 2010 building regulations (code level 4)			
Indicator reference	26				
Outcome	Completions			Approvals	
	Strategic	40%		Strategic	25% 
	Major	NA		Major	66% 

Comment**Completions and approvals**

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.

All of the major developments approved in the borough applied the code level 3 standards or above, as required by Policy BR1. There were no major developments completed in 2013/14. 40 per cent of strategic development completed in the borough applied Code 4 and 25 per cent of strategic development approved in the borough applied Code 4.

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.

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
Strategic applications	Former Site Of The Lintons, Linton Road Barking (11/00724/FUL)	Code level 4	40%

	University Of East London, Longbridge Road, Dagenham (06/01284/OUT)	Code Level 3	
	UEL Development Site, Longbridge Road, Dagenham (11/00567/FUL)	Code Level 3	
	Barking Reach, Renwick Road, Barking (04/01230/OUT)	Code Level 3	
	Land Adjoining Bastable Avenue And Renwick Road, Barking (11/00727/FUL)	Code Level 4	
Major applications	No Completions		

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
Strategic applications	Barking Riverside Area, Renwick Road, Barking (13/00171/REM)	Code Level 3/4	25%
	Leys Redevelopment Site, Wellington Drive, Dagenham (13/00229/FUL)	Code Level 4	
	62 - 76 Abbey Road Barking (13/00644/FUL)	Code Level 3	
	Lymington Fields, Turnage Road, Dagenham (13/00764/REM)	Code Level 3	
Major applications	Wellgate Farm Housing Development, Collier Row Road, Romford (11/01015/FUL)	Code Level 6	67%
	Harrow, Ripple Road, Barking (13/00001/FUL)	Code Level 3 with 25% CO2 reduction	
	St Marks Redevelopment Sites, Rose Lane, Romford (13/00363/FUL)	Code Level 4	
	Barking Magistrates Court 44 - 48 East Street Barking (13/00378/FUL)	Code Level 4 (new build) and BREEAM Very Good (conversion)	
	699 Rainham Road South, Dagenham (13/00510/FUL)	Code Level 3	
	Hedgecock Centre Barking Hospital	Code Level 3 with 25% CO2	

	Upney Lane (13/00814/REM)	reduction	
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INDICATOR			
Percentage of units approved and completed that meet wheelchair accessible housing standards and Lifetime Homes Standard			
Indicator reference	CP3 3		27
Outcome		Completions	Approvals
	Lifetime home standard	95% ✗	97% ✗
	Wheelchair homes completions	10% ✓	10% ✓

Trend 

Comment

Not all of our newly built and approved schemes have abided by the Lifetime Homes Standard (LTH). However, the wheelchair homes standard has been met for both (see Table 25 below).

London Plan Policy 3.8 Housing choice applies only to new built schemes and not to conversions; therefore these schemes, whilst included in the table below for completeness, have been excluded when calculating the percentages for this indicator.

Table 26: Percentage of units *completed* that meet Lifetime Homes Standard and Wheelchair Accessible housing standards

Planning Reference	Site Address	Total Resi Units	LTH Total	% LTH	Wheel - chair Acc Units Total	% Wheel - chair Acc Units
09/00726/FUL	60 Cecil Avenue	2	N/A Conversion	0	N/A Conversion	0
09/01007/FUL	13 - 15 Ripple Road, Barking	3	N/A Conversion	0	N/A Conversion	0
10/00629/FUL	107 Ripple Road, Barking	1	N/A Conversion	0		0
11/00724/FUL	Former Site Of The Lintons, Linton Road,	201	201	100%	20	10%

	Barking					
06/01284/OUT	University Of East London, Longbridge Road, Dagenham	92	56	61%	9	10%
11/00567/FUL	UEL Development Site, Longbridge Road, Dagenham	194	194	100%	19	10%
12/01029/FUL	369 - 371 Ripple Road, Barking	2	N/A Conversion	0	N/A Conversion	0
10/00322/FUL	1 Muggeridge Road, Dagenham	1	1	100%	0	0%
11/00533/FUL	2 Calverley Crescent Dagenham	1	0	0%	0	0
12/00075/FUL	Beacon, 201 Oxlow Lane	3	N/A Conversion		N/A Conversion	
09/00689/FUL	1 First Avenue, Dagenham	1	1	100%	0	0%
04/01230/OUT	Barking Reach, Renwick Road, Barking	129	129	100%	13	10%
11/00727/FUL	Land Adjoining Bastable Avenue And Renwick Road, Barking	227	227	100%	30	13%
12/00469/FUL	684C Becontree Avenue, Dagenham	1	1	100%	0	0%
12/01017/FUL	1148 Green Lane, Dagenham	2	N/A Conversion	0%	N/A Conversion	0%
09/00202/FUL	Land To The Rear Of And Adjoining 55 Manor Road,	1	1	100%	0	0%


	Dagenham					
12/00042/FUL	The Old Vicarage, Crown Street, Dagenham	9	N/A Conversion	0	N/A Conversion	0
11/00527/FUL	82 Grosvenor Road, Dagenham	1	0	0%	0	0%
Total		852 (871 including conversions)	811	95%	91	10%


Table 27: Percentage of units *approved* that meet Lifetime Homes Standard and Wheelchair Accessible housing standards

Planning Reference	Site Address	Total Residential Units	LTH Total	% LTH	Wheel - chair Acc Units Total	% Wheel-chair Acc Units
11/01015/FUL	Wellgate Farm Housing Development, Collier Row Road, Romford	89	89	100%	9	10%
12/00130/FUL	54 Victoria Road, Barking IG11 8PY	9	9	100%	0	0%
12/00136/FUL	1 Boleyn Gardens, Dagenham RM10 9T	1	1	100%	0	0%
12/00182/FUL	41 Cotesmore Gardens, Dagenham RM8 2ET	1	1	100%	0	0%
12/00313/FUL	168 High Road, Chadwell Heath	3	N/A Conversion	0	N/A Conversion	0
12/00469/FUL	684C Becontree Avenue, Dagenham	1	1	100%	0	0%
12/00671/FUL	Highgrove Surgery, 115 Marlborough Road	3	N/A Conversion	0	N/A Conversion	0

12/00730/FUL	33 Gordon Road, Chadwell Heath	1	0	0%	0	0%
12/00993/FUL	67 Oval Road North, Dagenham RM10 9EU	1	1	100%	0	0%
12/01017/FUL	1148 Green Lane, Dagenham RM8 1BP	2	N/A Conversion		N/A Conversion	
12/01029/FUL	369 - 371 Ripple Road, Barking IG11 9PN	2	N/A Conversion		N/A Conversion	
12/01041/FUL	46 Albany Road, Chadwell Heath	2	2	100%	0	0%
13/00001/FUL	Harrow, Ripple Road, Barking	13	13	100%	1	100%
13/00128/FUL	Garage Block Adjacent To 1 Back Lane, Chadwell Heath	1	1	100%	0	0%
13/00171/REM	Barking Riverside Area, Renwick Road, Barking	83	83	100%	8	10%
13/00229/FUL	Leys Redevelopment Site, Wellington Drive, Dagenham	158	158	100%	24	100%
13/00303/FUL	Beacon PH, 201 Oxlow Lane, Dagenham	3	0	0%	0	0%
13/00363/FUL	St Marks Redevelopment Sites, Rose Lane, Romford	88	88	100%	8	10%
13/00378/FUL	Barking Magistrates Court, 44 - 48 East Street, Barking	24 new (plus 13 conversion)	24 (new only)	100%	4	10%

13/00510/FUL	699 Rainham Road South, Dagenham RM10 8XB	46	46	100%	4	10%
13/00560/CL U_P	149 - 151 Broad Street, Dagenham	2	N/A Conversion		N/A Conversion	
13/00644/FUL	62 - 76 Abbey Road, Barking IG11 7BT	88	88	100%	8	10%
13/00688/FUL	Gurdwara Singh Sabha, 100 North Street, Barking	1	0	0%	0	0%
13/00764/REM	Lymington Fields, Turnage Road, Dagenham	125	125	100%	12	10%
13/00779/FUL	133 Woodbridge Road, Barking IG11 9BB	1	1	100%	0	0%
13/00803/FUL	68 Saville Road, Romford RM6 6DT	2	0	0%	0	0%
13/00814/REM	Hedgecock Centre, Barking Hospital, Upney Lane	27	27	100%	2	10%
13/01059/REG3	Rush Green Library, Dagenham Road, Rush Green	1	N/A Conversion		N/A Conversion	
Total		765 (791 incl. conversions)	758	99%	80	10%

INDICATOR		Amount of allotments lost or reduced as a result of development	
Indicator reference	E2	28	
Outcome	None		
Trend			
Comment	No allotment land has been lost this		

	year.
INDICATOR	Change in protected open space
Indicator reference	CM3 29
Outcome	1.508ha lost
Trend	

Comment

There has been a loss of 1.5ha of a Local Site of Importance for Nature Conservation and a gain of 0.724 ha of Outdoor sports facilities. There has also been a small loss of open space adjacent to a residential property (0.008 ha) (See Table 28 below).

There has been a loss of Greenfield Land to residential development. Five private gardens have been developed for housing (see Table 29 below).

Table 28: Developments of open spaces

Planning reference	Scheme Name	Lost open space (ha)	Proposed Open Space (ha)	Open Space Type	Public Access	Protection Designation	Nature Conservation Status
11/00527/FUL	Adj To 82 Grosvenor Road	0.008	0	Residential Garden	Restricted	No conservation status	No conservation status
12/01082/FUL	City Farm, Thames Road	1.5	0	Allotments, community gardens and city farms	Unrestricted or unknown	OTH	Site of Local Importance
12/01082/FUL	City Farm, Thames Road	0	0.724	Outdoor sports facilities incl school playing fields	Restricted	N/A	N/A
Total		1.508	0.724				

Table 29: Completed units on former garden land

Borough Reference	Completed units on former garden land
09/00202/FUL	1
09/00689/FUL	1
10/00322/FUL	1
11/00527/FUL	1
11/00533/FUL	1
Total	5

INDICATOR	Number of new homes approved/completed in flood risk areas 1, 2 and 3			
Planning Policy	Core Strategy: CR4 Borough Wide: BR4			
Indicator reference	30			
Outcome		Flood Zone 3	Flood Zone 2	Flood Zone 1
Units	Completions	229	0	642
	Percentage	26%	0%	74%
	Approvals	110	0	681
	Percentage	14%	0%	86%
Comment	<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 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.</p> <p>Barking Riverside, which is currently under construction (04/01230/OUT) has been lifted out of flood zone 3 by raising the ground (129 units completed have not been included).</p>			

Table 30: Number of homes completed and approved in the Flood zone 3 in FY 2013/14

Completions Planning reference	No of homes	Approvals Planning reference	No of homes
		12/00130/FUL	9
11/00727/FUL	227	13/00001/FUL	13
12/01029/FUL	2	13/00644/FUL	88
TOTAL	229	TOTAL	110

Figure 12: Housing completions within Flood Zones
Source: Environment Agency 2014



Figure 13: Housing Approvals within Flood Zones
Source: Environment Agency 2014




INDICATOR		Capacity of new waste management facilities by East London waste planning authority (approved and completed).		
Planning Policy		Core Strategy: CR3 Borough Wide: BR15 Joint Waste Plan (2012)		
Indicator reference		W1	31	
Outcome		Completions	Approvals	Certificates of Lawful use
Recovery facility capacity standard		49,000 tonnes per annum	25,000 tonnes of waste/annum (t/a)	0 tonnes of waste/annum (t/a)
1 ha	13,280 tonnes			
(East London Waste DPD)				
Comment				
<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 Joint Waste DPD establishes 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>In the FY 2013/14, a new waste management facility has been completed – TEG, Choats Road, Dagenham. The recycling facility covers an area of 2.2 ha and handles up to 49,000 tonnes of waste/annum. The application details are:</p>				
Planning reference	Description	Address	Site area (ha)	Capacity (t/a)
11/00460/FUL	Erection of a 5,656 sq.m building to provide an anaerobic digestion and in-vessel composting facility	TEG, Choats Road, Dagenham	2.2	49,000
<p>In addition the following waste sites were approved:</p>				

Planning reference	Description	Address	Site area (ha)	Capacity (t/a)
12/00997/ FUL	Change of use to waste recycling and materials processing facility	80 River Road, IG11 0DS	0.17	25,000*
13/00394/ CLU-E	Application of a certificate of lawfulness for an existing use: Use of land for storage and treatment of scrap metal	12-14 River Road, IG11 0DG	0.67	24,000*

*Throughput is unchanged.

The Joint Waste DPD Policy W2 advises that the ELWA Boroughs will safeguard the capacity of existing waste management facilities listed in Schedule 1 and approve new waste management facilities in Schedule 2. 11/00460/FUL is within the London Sustainable Industries Park which is a Schedule 2 site. The other two applications concern existing waste management operations and therefore did not result in an increase to throughput, The Joint Waste DPD is clear that the Council do not need any new recycling facilities to deal with Municipal or Commercial and Industrial Waste.

Amount of municipal waste arising, and managed by management type by waste planning authority					
Indicator reference	W2	32			
Trend					
Outcome	W2	Landfill	Recycling	Other	Total waste arising
	Amount of waste arising (tonnes)	30,926	21,878	43,802	96,605
	Percentage	32%	23%	45%	
		Recycling	Other recovery		Composting
Target	2010	27%	13%	13%	

	2015	30%	22%	15%
	2020	33.5%	25%	16.5%
Outcome		23%		

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 not achieved the 2010 target of recycling 27% of waste.

We have recycled less but the percentage of waste going to landfill remains at 32%, as in 2012/13 (see Figure 13 below).

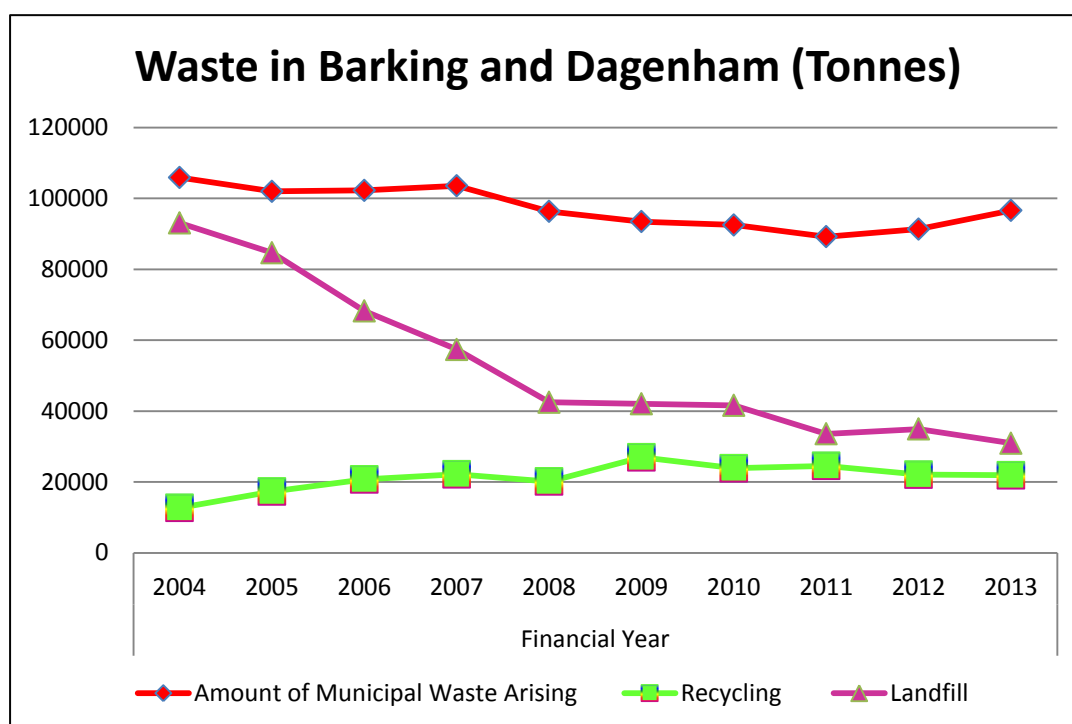


Figure 14: Waste produced in the London Borough of Barking and Dagenham

INDICATOR	Number of safeguarded waste sites developed for non-waste uses	
Indicator reference	W2	33
Outcome	None	
Comment	<p>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:</p>	

Schedule 1

Site
<ul style="list-style-type: none"> • Frizlands Lane Reuse & Recycling Centre, Depot Frizlands Lane Dagenham RM10 7HX
<ul style="list-style-type: none"> • White Mountain Roadstone Ltd, 1 Western Extension Chequers Lane, Dagenham, Essex RM9 6QD
<ul style="list-style-type: none"> • Closed Loop Recycling SITA UK Ltd, Choats Road, Dagenham, RM9 6LF
<ul style="list-style-type: none"> • Reuse Collections Limited, Dagenham RM9 6QD
<ul style="list-style-type: none"> • Jewometals (UK) Ltd, 12-14 River Road, Alexander Wharf, Barking, RM9 6QD
<ul style="list-style-type: none"> • Hunts Wharf, Perry Road, Dagenham

Schedule 2

<ul style="list-style-type: none"> • Dagenham Dock Sustainable Industries Park, Choats Road
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No safeguarded waste sites have been developed for non-waste uses.

However, two applications have been approved (subject to S106) for new waste recovery facilities within the Dagenham Dock Sustainable Industries Park. The first is a gasification plant with a throughput of 180,000 tonnes per year, submitted by Thames Gateway Waste to Energy Ltd (13/01134/FUL). The second is a 160,000 tonnes p.a. anaerobic digestion plant from ReFood Ltd (13/00649/FUL). Once built, these two new facilities, along with the recently opened TEG Anaerobic Digester, will surpass the recovery capacity gap identified in the Joint Waste Plan DPD. Therefore the London Plan apportionment for the East London Waste Authority Boroughs will have been met.


INDICATOR	Actual throughput on Schedule 1 sites in LBB
Indicator reference	34
Outcome	224,579 tonnes

7 CREATING A SENSE OF PLACE

INDICATOR	Change in the number of listed and locally listed buildings
Planning Policy	Core Strategy: CP2 Borough Wide: BP2 Barking Town Centre AAP: BTC19
Indicator reference	35
Outcome	Gain of one statutory listing and one locally listed building
Target met	Yes
<p>Comment</p> <p>The Borough's historic environment continues to be protected and enhanced. There was one new statutory listing and one new locally listed building added to the list in FY2013/14. These are the Coal Duty Boundary Marker, Wood Lane, Dagenham and Sacred Heart Convent, Goresbrook Road, Dagenham.</p> <p>There are 4 conservation areas in Barking and Dagenham:</p> <ul style="list-style-type: none"> • Abbey and Barking Town Centre • Abbey Road Riverside • Chadwell Heath Anti-aircraft Gun Site • Dagenham Village <p>Barking and Dagenham has 44 listed buildings and structures on the statutory list, these are categorised as follows:</p> <ul style="list-style-type: none"> • 3 Grade I listed buildings • 4 Grade II* listed buildings • 37 Grade II listed buildings <p>These statutory listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>Barking and Dagenham has 123 buildings on its Local List.</p> <p>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</p>	

Figure 15: Sacred Heart Convent, Dagenham



INDICATOR	Change in the number of buildings on English Heritage's Buildings at Risk Register
Planning Policy	Core Strategy: CP2 Borough Wide: BP2 Barking Town Centre AAP: BTC19
Indicator reference	36
Outcome	No change
Trend	
<p>Comment</p> <p>There are nine statutorily listed Heritage Assets on the English Heritage at Risk Register:</p> <ul style="list-style-type: none"> • Chadwell Heath Anti-aircraft Gun Site (conservation area) • Chadwell Heath Anti-aircraft Gun Site • Church of St Peter and St Paul's • The Warren Stone • Barking Abbey (Scheduled Ancient Monument) • Remains of Barking Abbey and Old Churchyard walls 	

- Magistrates Court, East Street
- The Old Vicarage
- The Marks Stones

There is a need for ongoing cooperation with English Heritage in order to reduce the number of Heritage Assets on the At Risk Register.

There has been no change to the Buildings at Risk Register this year however a planning approval was granted for the Magistrates Court which is currently under construction and once complete may allow the building to be removed from the Register.

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 provided representations to the Mayor on the Draft Further Alterations to the London Plan (January 2014), and participated in the North London Waste Plan and the West London Waste Plan.

The Council also consulted on the following:

- its CIL Draft Charging Schedule – 15 March to 26 April 2013;

- a non-immediate Article 4 Direction and a draft SPD to control the location of betting offices – 15 May to 26 June 2013;
- the Barking and Dagenham Employment Areas Local Development Order – 8 November to 20 December 2013;
- a draft Supplementary Planning Document (SPD) – Last Orders: Preserving Public Houses – 15 January to 26 February 2014
- the CIL Draft Charging Schedule was submitted for public examination on 25 February 2014.