

London Borough of Barking and Dagenham Authority Monitoring Report 2014/15



Cover photo: Luke Allsop Square, Rainham Road North

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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 2014/15 has been on economic development through estate renewal, new communities on brownfield land and encouraging business growth.

This year has seen the completion of Thames Gateway Park Phase 3 which is now ready for occupation. This provides a total of 18,232sqm of industrial space, with 9 units ranging from 907sqm to 6,386sqm. Each unit will have finished office accommodation, full height loading doors and dedicated parking areas. The earlier two phases totalling 37,465sqm are fully let.

There were several housing developments completed this year:

- Alex Guy Gardens – 26 bungalows and a wheelchair adapted house have been built on the former Wood Lane Leisure Centre, by locally based contractor Lakehouse, providing accommodation for older Council residents;
- Luke Allsopp Square – 12 bungalows have been built on the former Lawns residential home on Rainham Road North;
- Castle Green Place - 149 three bedroom terraced homes (98 of these are affordable), developed by Countryside were completed in February 2015;
- Abbey Road Phase 1 – a mixed used development of 134 affordable flats within two blocks, creative industries and commercial space, plus car parking, a public square and a riverside walk, was completed in July 2014; and
- Richard Moore Court - 29 flats, at 65% rent, built by Weston Homes in Rainham Road South.



Figure 1: Luke Allsopp Square, Rainham Road North



Figure 2: Abbey Road Phase 1

There have also been two key planning approvals this year. The Council has given approval for a mixed use scheme to transform the eastern side of Gascoigne Estate, including 1,575 homes, a primary school, a secondary school, a community centre, various retail and office spaces, green spaces, a public square and play areas. Phase 1, which includes 421 new homes, a medical centre, gardens, and a new public square, will commence early in 2016. Homes will range from one to four bedrooms which will be for rent, shared ownership and private ownership.

Approval has also been given on Abbey Retail Park for a new 9,544sqm Sainsbury's superstore, including a new riverside walkway.

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

- Thames View East was commended in the affordable housing development category of **British Home Awards 2014**.

The Barking and Dagenham Local Plan Monitoring Report covers the period from the 1 of April 2014 to the 31 of March 2015. 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 eleventh 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 2014**
- **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 3: 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.

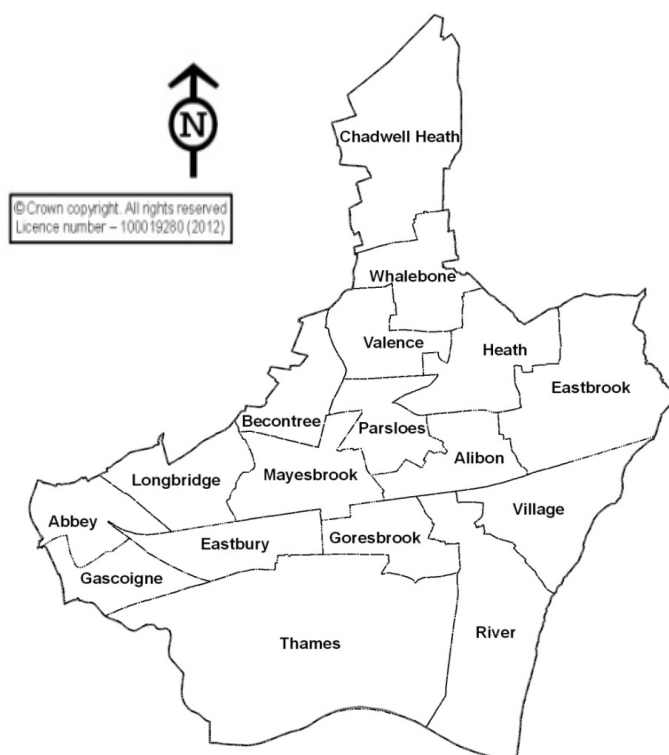


Figure 4: Barking and Dagenham Wards

1.3.1 Population and Age Structure

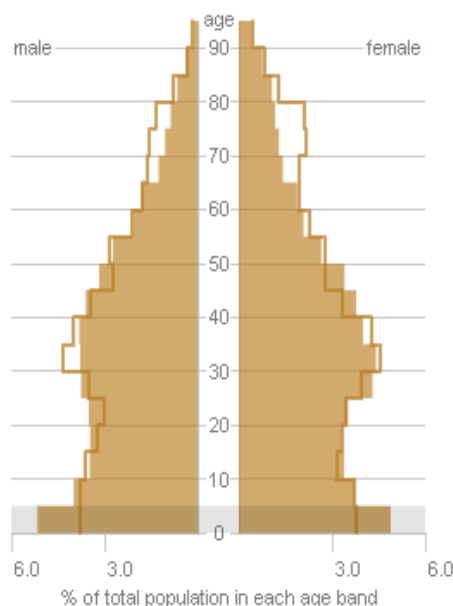
The first round results from the 2011 Census were released by ONS in July 2012. The population of the borough has increased by 22,000 to 185,900 between 2001 and 2011. This is a 13.4% increase in the borough's population. The population has since increased further to 198,294 (ONS Mid Year Estimate 2014).

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 5: 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 increased by approximately 0.8% in FY 2014/15 (up 123 offences reported) (MET Police, 2015). 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 adopted in November 14 and was implemented on 3 April 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>In Barking Town Centre, the completed Abbey Leisure Centre has provided 4,500 square metres of D2 leisure space, while change of use of parts of Wigham House have led to a loss of 1,250 square metres of B1 office space.</p> <p>Retail floor space of 9,544 sqm has been approved for a Sainsbury's superstore in Abbey Retail Park (an edge of town centre site) in 2014/15.</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	<p>512 net additional units have been built. This is less than last year, largely due to demolition of 539 units. The new London Plan target of 1,236 units has not been met.</p>		


<p>Affordable units</p>	<p>In 2014/15 64% of gross completed units were affordable, with 672 units being delivered. This is a % decrease on 2013/14 when 68% of gross completed units were affordable, although there has been an increase in the number of completions on last years 588 units.</p> <p>In 2014/15 52% of gross approvals were affordable units. This is an increase on last year.</p>	<p> </p>	
<p>SUSTAINABLE RESOURCES AND THE ENVIRONMENT</p>			
<p>Sustainable construction</p>	<p>100% strategic residential approvals and 51% completions meet Code Level 4.</p> <p>100% Major application approvals and completions meet Code Level 3.</p>	<p> </p>	
<p>Flooding</p>	<p>There has been an increase in the number of homes approved and completed in Flood Zone 3.</p>	<p></p>	
<p>Waste</p>	<p>We have not achieved the 2010 target of recycling 27% of waste.</p> <p>Although we have recycled less, the amount of waste going to landfill has reduced from 32% to 28% in 2014/15.</p>	<p></p>	
<p>CREATING A SENSE OF PLACE</p>			
<p>Housing Quality</p>	<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></p>	<p>Ensure officers are requiring homes to meet Lifetime Homes Standard</p>
<p>Protecting open spaces</p>	<p>There has been an increased percentage of units completed on brownfield land (100%).</p>		<p>Continue upholding Policy which directs</p>

	However, we have completed 7 residential units on garden land.		development to previously developed brownfield land.
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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 2014/15 the Council started the process of reviewing the Local Plan, starting with the Call for Sites consultation from January to March 2015.</p> <p>On 14 May 2014, the Council's CIL examination took place. The CIL Charging Schedule was approved by full Council on 25 November 2014 and came into force on 3 April 2015.</p> <p>Table 2: Performance / proposed dates in preparing Local Plan and Supplementary Planning Documents</p> <table border="1"> <thead> <tr> <th></th> <th>Document</th> <th>Status</th> <th>Update</th> <th>Actual Date of Adoption</th> </tr> </thead> <tbody> <tr> <td rowspan="5" style="writing-mode: vertical-rl; transform: rotate(180deg);">Local Plan</td> <td>Core Strategy</td> <td>Adopted</td> <td></td> <td>July 2010</td> </tr> <tr> <td>Site Specific Allocations</td> <td>Adopted</td> <td></td> <td>December 2010</td> </tr> <tr> <td>Borough Wide Development Policies DPD</td> <td>Adopted</td> <td></td> <td>March 2011</td> </tr> <tr> <td>Barking Town Centre Area Action Plan DPD</td> <td>Adopted</td> <td></td> <td>February 2011</td> </tr> <tr> <td>Joint Waste Plan</td> <td>Adopted</td> <td></td> <td>February 2012</td> </tr> </tbody> </table>					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	Adopted		February 2012
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	DPD			
	Proposal Map	Adopted		February 2012
	Community Infrastructure Levy	Draft	Submitted for Examination 24 February 2014	25 November 2014 Implementation date 3 April 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	
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	544 planning applications 97 Certificates of Lawful Use 449 applications for householder extensions
Trend	
Comment	

Compared to last year, there has been a decrease of 9% in the number of planning applications decided in FY2014/15 (Source: PS2 return, LBBD 2015). This will be largely due to new permitted development legislation introduced on 30 May 2013 for householder extensions.

INDICATOR	% of all applications received which were approved
Indicator reference	3
Outcome	82% of planning applications approved 90% of Certificates of Lawful Use granted
Trend	


Comment


During the financial year 2014/15, 544 applications were processed and the majority of these (82%) were approved. This is a decrease on last year's approval figures.

Table 3: Comparative number of applications approved 2011/12 – 2014/15

	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
FY 2014/15	544	446	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>There are 5,325.8 patients registered per GP (QOF 14/15, HSCIC). This is an increase of 4% from last year's figure of 5119.9 (LBBD, 2015).</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 2014 has increased by 1,034 pupils (equivalent to approximately 35 classes) since the previous year. The forecast shows that pupil numbers will continue to increase steadily 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 2019, the forecast is for an additional circa 4,500 primary pupils (equivalent to over seven 3FE Primary Schools). This increase is based on the May 2015 pupil census.</p>								
<p>Table 4: Increase in Primary Pupils from 2013/14 to 2014/15</p>								
Year Group	Reception	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total Increase
Increase from 2013/14 to 2014/15	35	(14)	99	319	205	214	176	1,034
<p>The number of children in Reception Year for FY 2014 increased by 35 since the previous year. The forecasts for the number expected in Reception Year in the next five years (FY 2019) shows an expected increase of circa 550</p>								

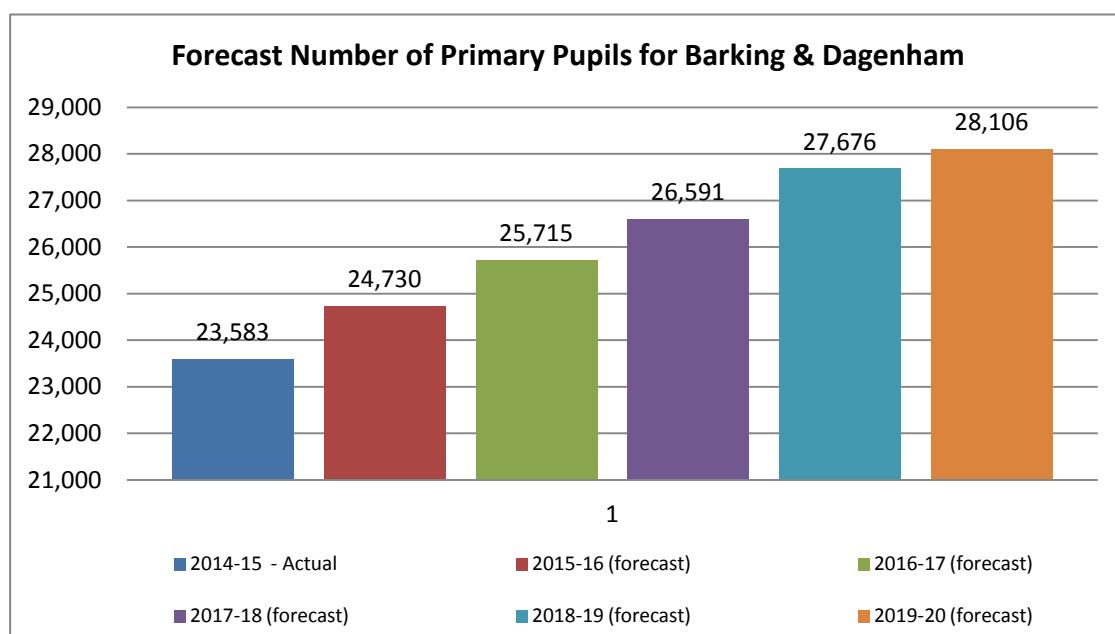
pupils – this would require six 3FE Primary Schools. Thereafter, Reception Year numbers are expected to continue increasing steadily reflecting increased birth numbers together with the house-build programme.

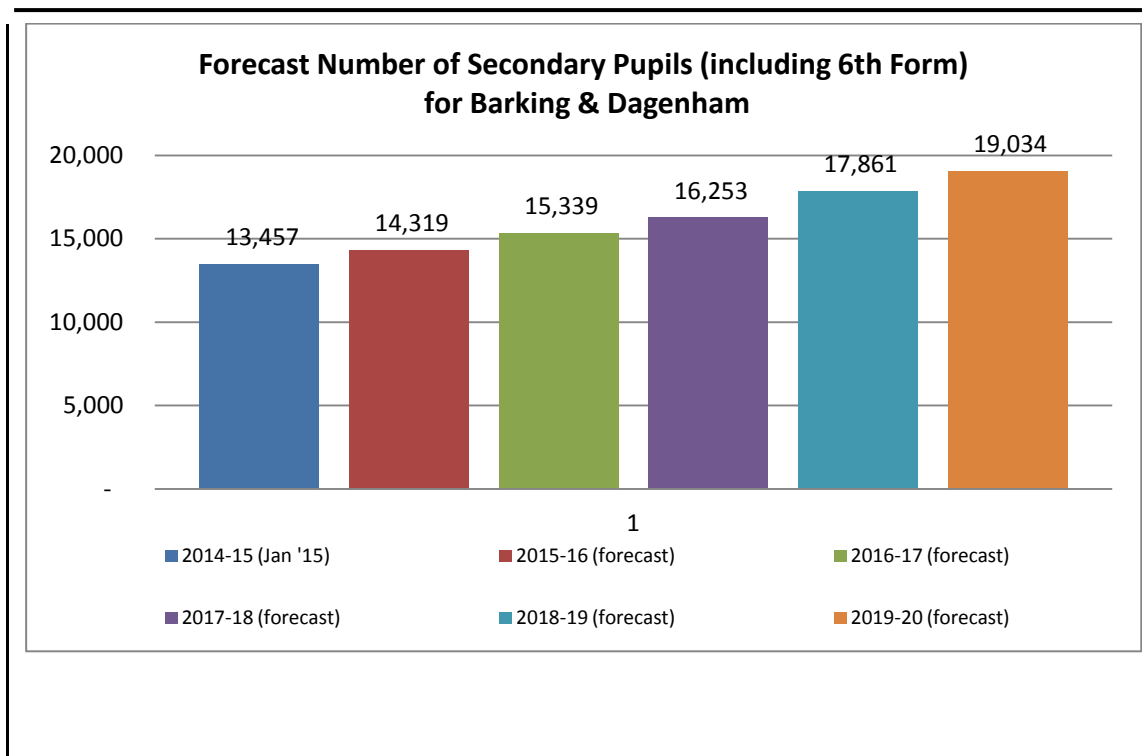
Increases in secondary school demand for places were forecast to start increasing from 2014/15. The forecast increase in Year 7 demand for school places in the next five years (FY 2019) shows an expected increase of circa 1,300 pupils. This number of pupils would require over four 10FE Secondary Schools and is a result of the increases most notably seen in Reception Year in 2006 that have begun moving 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 to 10 years.

Figure 6: Projected increase in school places in Barking and Dagenham

Source: LBBD 2015





INDICATOR Overall CIL liability of developments approved in 14/15	
Planning Policy	Core Strategy: CC3
Indicator reference	6
Outcome	£848,305.81
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

Between 1 April 2014 and 31 March 2015 £327,652.59 of Crossrail CIL was collected in Barking and Dagenham. In addition, liability notices totalling £848,305.81 were issued during this period.

Barking and Dagenham CIL

At the local level, the LBBD Charging Schedule was adopted 25 November 2014 and came into force on 3 April 2015.

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 FY14/15

Indicator reference	7
Outcome	£2,349

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 used this as a guide when negotiating S106 for residential schemes across the borough. This has been superseded by the Borough's Local community infrastructure levy which was introduced on 3 April 2015.

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

Residential developments	Net additional residential units approved in 2014/15	705
	S106 approved in FY 2014/15	£1,655,886
	Charge per unit	£2,349
	Education	£287,203
	Community Facility	£500,000
	Traffic	£20,000
	Car club	£62,483
	Public transport	£240,000
	Legible London	£86,000
	Other (Doctors relocation and CCTV relocation)	£450,000
	Monitoring	£10,200

In total 705 additional units were approved in 2014/15. The average charge per unit was calculated against all the net units permitted, however only 273 of these had S106 agreements associated with the planning consent.

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

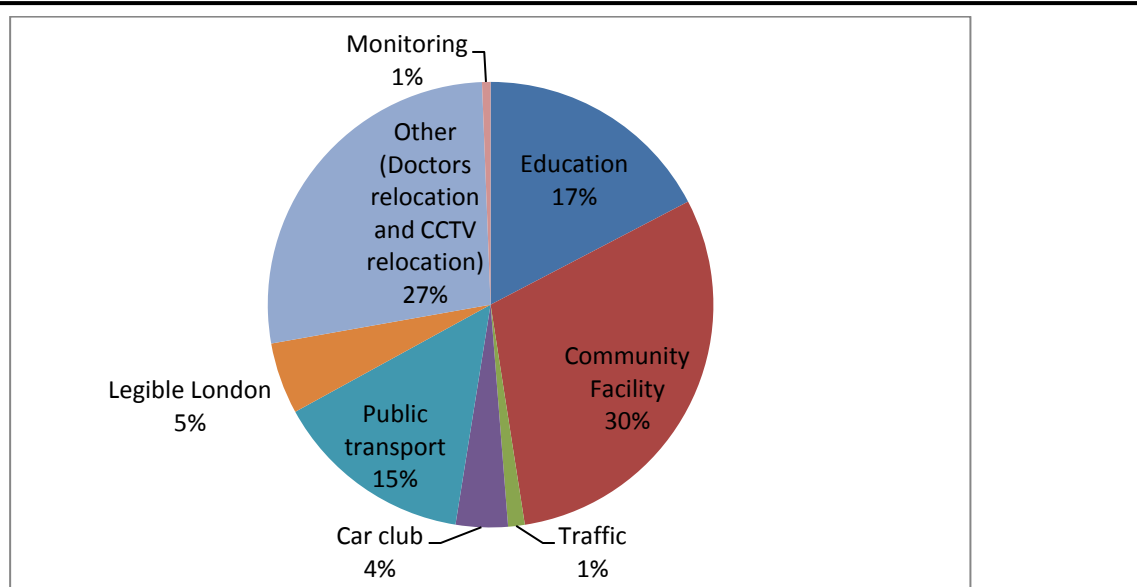


Figure 7 indicates that the majority of S106 monies collected in FY2014/15 on residential schemes were for community and other use.

INDICATOR Non-residential S106 secured in FY14/15

Indicator reference	8
Outcome	£856,625

Comment

S106 agreements agreed by developers of non-residential schemes or mixed use schemes are listed in the table 9 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	13/00852/FUL	16/12/14	Abbey Retail Park	Demolition of existing buildings and construction of new 9,544 sq.m superstore, 419 car parking spaces, new vehicular access and other associated works
	13/01134/FUL	5/11/14	Plot 2, LSIP, North Choats Road	Erection of a building (8,925m ² internal area) and associated plant to be used as an energy generation facility to generate electricity from residual waste along with car parking, boundary treatment and landscaping.

	14/00167/FUL	5/9/14	Land at former Sanofi Aventis site, Rainham Road South	Erection of a public house/restaurant with flat above, access, parking and associated works
	14/00175/FUL	30/1/15	Jetty no. 8 and associated land, Thunderer Road	Erection of building for aggregate storage
	14/00456/FUL	21/8/14	Unit 14, Thames Gateway Park, Chequers Lane	Erection of 5 units for Class B1(c) (light industrial), B2 (general industrial) and B8 (storage and distribution) totalling 5,228 sq.m.
	14/00948/CTY	16/2/15	Goods Yard, Dagenham Dock station, Chequers Lane	Demolition of existing building, ground remediation and erection of rail fed cement depot building and associated office and cement bagging plant
Non-Residential	S106 approved in FY 2014/15			£856,625
	Public Realm			£250,000
	Public Transport			£20,000
	All London Green Grid			£231,625
	Nature Conservation			£10,000
	General infrastructure			£290,000
	Other (VISSIM Modelling)			£55,000

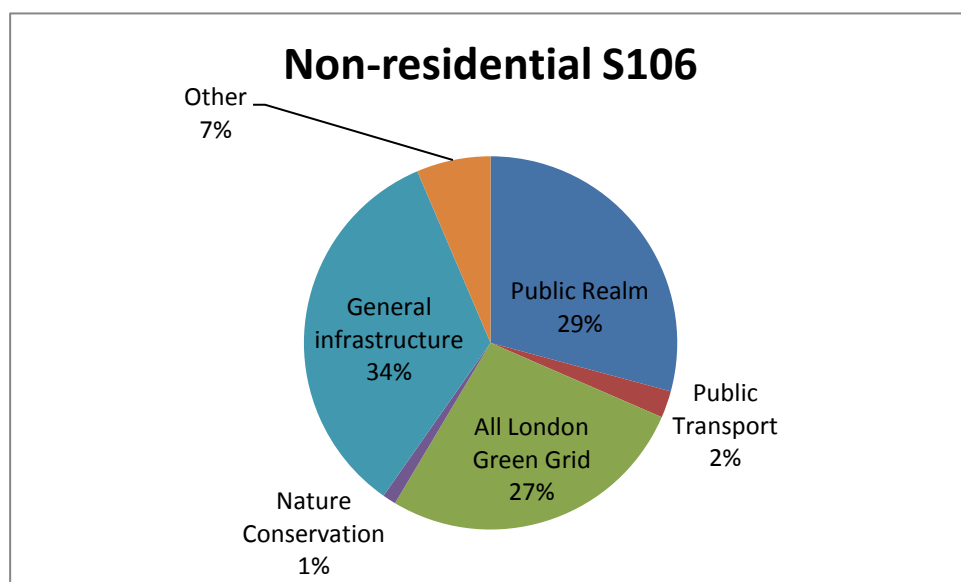



Figure 8: Heads of Terms for S106 agreements collected from non-residential developments

As indicated in Figure 8, the S106 monies collected in FY 2014/15 from non-residential development were spread fairly equally between public realm, All London Green Grid, and general infrastructure.

INDICATOR		New Homes Bonus
Indicator reference	9	
Outcome	£3,764,531	
Trend		
Comment		
<p>For the period October 2015 to October 2016 Barking and Dagenham will receive £596,541 New Homes Bonus (NHB). For the period 2011/12 to 2015/16 this equates to a total of £11,479,118.</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

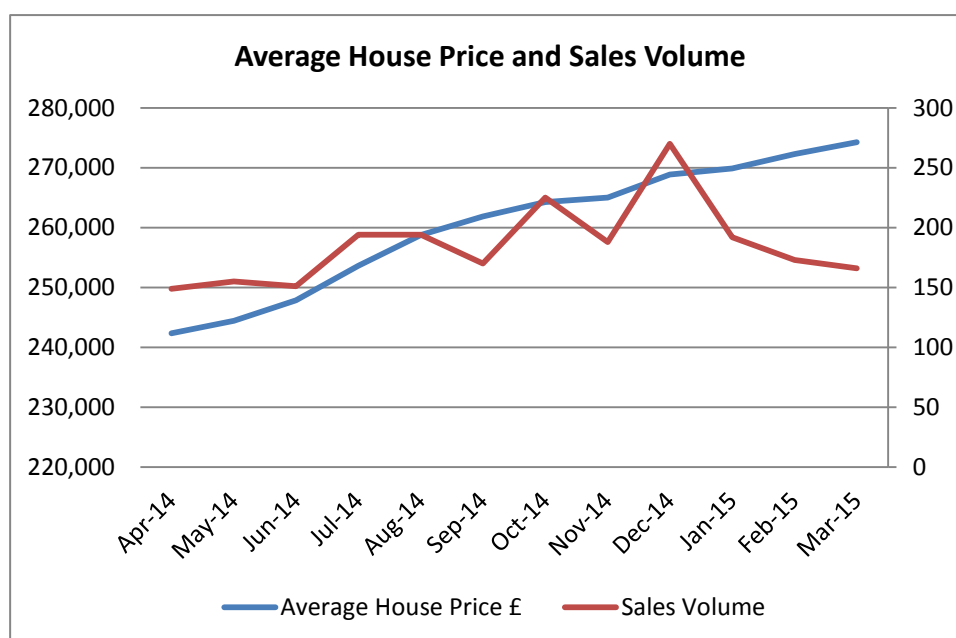
INDICATOR		Sales value
Indicator reference		10
Outcome		£274,115
Trend		↑

Comment


In March 2015, the end of year average house price in Barking and Dagenham was £274,283 (see Figure 7 below). This is a rise of 14.7% from last year's average of £238,984 (Land Registry, 2015).

House prices in Barking and Dagenham are lower than those of Greater London. The average house in London in March 2015 cost £463,238 (Land Registry, 2015). However, house prices in Barking and Dagenham are much higher than in the rest of England and Wales where the average price in March 2015 was £177,889.


Figure 9: Average house prices and sales volumes in Barking and Dagenham (April 2014 – March 2015). Source: Land Registry, 2015



INDICATOR		Affordability: average earnings in Barking and Dagenham 2014/15	
Indicator reference	11		
Outcome	See text below		
Comment			
<p>Average weekly earnings of employees living in Barking and Dagenham have fallen in 2014 to £517.2. This is lower than the UK's average weekly earnings of £520.8 per week in 2014. Looking at London as a region, average earnings have increased from the previous year, at £617.8 (see Table 9). Therefore the pay gap between Barking and Dagenham and the rest of London is widening.</p>			
<p>Table 10: Gross Weekly Pay - All Full Time Workers Barking and Dagenham Source: ONS annual survey of hours and earnings – resident analysis, 2015.</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
2014	517.2	617.8	520.8
<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 Dagenham Heathway Chadwell Heath Green Lane		

Trend			
Comment			
Data is not available for 2014/15.			
INDICATOR		Barking Town Centre – net additional comparison and convenience floor space approved/completed in 14/15	
Indicator reference		13	
Outcome	Approvals	Convenience	Comparison
	5,575 sqm new floor space permitted	3,624 sqm (net) (13/00852/FUL)	1,951 sq m (net) (13/00852/FUL)
	Completions	Convenience	Comparison
		NA%	NA%
No new floor space permitted	No new floor space	No new floor space	
Trend			
Comment			
<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>3,624 sqm of A1 convenience and 1,951 sqm of A1 comparison retail has been approved in Abbey Retail Park (13/00852/FUL). No new convenience or comparison retail floor space above 1,000 sqm has been completed in Barking Town Centre FY2014/15.</p>			

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 2014/15.				
Outcome	Completed Net change (sqm)		(i) Barking Town Centre	B1	-1,250
				D2	4,500

		TOTAL	3,250 sqm									
		(ii) District Centres Chadwell Heath Dagenham Heathway Green Lane	No change									
Trend												
<p>Comment Main town centre uses, as defined by the National Planning Policy Framework (NPPF), include:</p> <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). <p>Barking Town Centre</p> <p><i>Completions</i> In Barking Town Centre the completed sports centre (12/00320/REG3) resulted in an increase in 4,500 square metres of D2 floor space. However, parts of Wigham House are no longer in B1 use which equates to a loss of 1,250 square metres of B1 office space.</p> <p><i>Approvals</i> Approvals include a supermarket at Abbey Retail Park (12/00320/REG), which will provide 5,575 square metres (net) of A1 retail (3,624 square metres net of convenience and 1,951 square metres net of comparison). Overall, this has a gross site area of 9,544 square metres. The existing retail park consisted of 1,150 square metres of A1 space, resulting in a site increase of 8,394 square metres in terms of the overall site retail footprint. Also, the Gascoigne renewal scheme (14/00703/OUT) includes an overall flexible use (A1, A2, A3 and B1) of 1,850 square metres. This hybrid application consists of two elements: full and outline. The full provides 300 square metres of flexible space (A1, A2, A3 and B1) with the outline component consisting of 1,550 square metres of flexible space (A1, A2, A3 and B1)</p> <p>Table 12: Net change town centre floor space approved in Barking Town Centre in FY 2014/15.</p> <table border="1"> <tr> <td>Losses</td> <td>0</td> <td>N/A</td> </tr> <tr> <td>Gains</td> <td>8,394</td> <td>13/00852/FUL</td> </tr> <tr> <td></td> <td>1,850</td> <td>14/00703/OUT</td> </tr> </table>				Losses	0	N/A	Gains	8,394	13/00852/FUL		1,850	14/00703/OUT
Losses	0	N/A										
Gains	8,394	13/00852/FUL										
	1,850	14/00703/OUT										

TOTAL	10,244sqm
<p>District Centres</p> <p><i>Approvals and Completions</i></p> <p>There were no new retail developments approved or completed in any of the District Centres, which are Chadwell Heath, Dagenham Heathway and Green Lane.</p>	

INDICATOR Net change in employment floor space, within Strategic Industrial Land (SIL), Local Strategic Industrial Land (LSIL) completed in FY 2014/15					
Indicator reference	15				
Outcome	Net change	-6,794 sqm	Trend 		
	Table 13: Completions: Net change of employment floor space.				
	Within strategic industrial locations (SIL)	Planning reference	B1 sqm	B2 sqm	B8 sqm
		11/00821/FUL		-3,218	-3,217
		14/00142/FUL			3,690
	Within locally significant industrial land (LSIL)	08/00470/FUL	-2,932		
		12/00835/FUL	-1,117		
		Total	-4,049	-3,218	473
<p>Comment</p> <p>Employment uses are classed as business (B1), general industry (B2) as well as storage and distribution (B8).</p> <p>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.</p> <p><i>Completions</i></p> <p>In the FY 2014/15, there has been a net loss of 6,794 sqm of employment floor space.</p> <p>The major developments completed in 2014/15 are listed below.</p> <p>Table 14a: Planning completions relating to employment uses (gross sqm)</p>					

Borough Ref	B1 (sqm)	B2 (sqm)	B8 (sqm)	Development Description	Designation
08/00470/FUL	-2,932			Construction of two storey roof extension to existing office block and part residential conversion comprising 30 one bedroom flats and 30 two bedroom flats (1st to 6th floors) and Class B1 business space (basement and ground floors) and associated alterations including installation of balconies, creation of roof garden; and provision of parking and landscaping	LSIS
11/00821/FUL		-3,218	-3,217	Change of use to place of worship (use class order D1).	SIL
12/00835/FUL			-1,117	Use of warehouse as place of worship including construction of mezzanine floor	LSIS
13/00059/REM			5,582	Application for approval of reserved matters following outline approval 11/00399/OUT - Erection of 5,582 sqm Use Class B8 Storage and Distribution Unit	Key Regeneration Area
14/00142/FUL			3,690	Change of use from bus depot (sui generis) to distribution depot undertaking domestic deliveries (Class B8).	SIL
14/00176/FUL	-1,205			Use of ground, part of 5th and 8th floors as college (Class D1).	No Designation
Total:	-4,137	-3,218	4,938		

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

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Borough Ref	B1 (sqm)	B2 (sqm)	B8 (sqm)	Development Description	Designation
13/00059/REM			5,882	Application for approval of reserved matters following outline approval 11/00399/OUT - Erection of 5,582 sq. m Use Class B8 Storage and Distribution Unit (Plot A).	Key Regeneration Area
13/01134/FUL		8,925		Erection of a building (8,925m ² internal area) incorporating 55 metre high stack and associated plant to be used as an energy generation facility to generate electricity from residual waste along with car parking, boundary treatment and landscaping.	SIL
14/00142/FUL			3,690	Change of use from bus depot (sui generis) to distribution depot undertaking domestic deliveries (Class B8).	SIL
14/00167/FUL				Erection of a public house/restaurant with flat above, access, parking and associated works.	LSIS
14/00176/FUL				Use of ground, part of 5th and 8th floors as college (Class D1).	No Designation
14/00456/FUL	1,743	1,743	1,742	Erection of 5 units for Class B1(c) (light industrial), B2 (general industrial) and B8 (storage and distribution) totalling 5,228 sq. m.	SIL
14/00645/FUL				Partial demolition of existing buildings and change of use from general industry to storage and sale of motor cars.	SIL
14/00703/OUT	2,125			Hybrid (part full/part outline) application for the phased comprehensive redevelopment of the site for a maximum of 1,575 residential dwellings (Use Class C3); 21,550 sq. m of Education (Use Class D1);	Site Specific Allocation BTCSSA6

			<p>1,355 sq. m Medical facility (Use Class D1); 1,200 sq. m of Employment (Use Class B1); 1,400 sq. m of Community facilities (Use Class D1/D2); 1,850 sq. m of flexible commercial floor space (within Use Classes A1, A2, A3, and B1); 1,000 sq. m to be used as a place of worship (Use Class D1) or employment (Use Class B1); and Energy Centre (all figures given as maximum gross external area); with associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements.</p> <p>Full planning permission sought on Phase 1A comprising 2.39 Ha. of the site for 348 residential dwellings; 1,355 sq. m floor space to be used as a medical centre (Use Class D1) or Residential (Use Class C3); 300 sq. m of flexible commercial floor space (within Use Classes A1, A2, A3, B1); Energy Centre; internal road layout and associated means of access, car parking, landscaping and other works and improvements; and Phase 1B comprising 0.38 ha of the site for 73 residential dwellings with associated means of access, car parking, landscaping and other works and improvements.</p> <p>Outline planning permission sought on 13.59 Ha. of the site, with all matters reserved, for a maximum of 1,154 residential dwellings (Use Class C3); 21,550 sq. m of Education (Use Class D1); 1,200 sq. m of Employment (Use Class B1); 1,400 sq. m of Community facilities (Use Class D1/D2); 1,550 sq. m of flexible commercial floor space (within Use Classes A1, A2, A3, and B1); 1,000 sq. m to</p>	
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				be used as a place of worship (Use Class D1) or employment (Use Class B1) (all figures given as maximum gross external area); with associated means of access, car parking, landscaping, service infrastructure and other associated works and improvements.	
14/00899/REM			6,163	Application for approval of reserved matters following outline approval 11/00399/OUT - Erection of 6,163 sq. m Use Class B8 Storage and Distribution	Key Regeneration Area
14/00948/CTY			7,271	Demolition of existing building, ground remediation and erection of rail fed cement depot building and associated office and cement bagging plant.	SIL
14/00959/OUT	8,791		27,000	Mixed use redevelopment comprising erection of up to 30,000m ² of buildings (Use classes B1(c), B2, B8, D1), retention and re-use of 41,637m ² of buildings (Use classes B1, B2, B8, D1) including up to 3,500m ² healthcare building (Use class D1), erection of 9,816m ² training centre (Use class D1), 9,276m ² supermarket including petrol station, 80 bed hotel and restaurant (Use class C1) and 2 floodlit synthetic turf football pitches with associated landscaping and parking.	LSIS
15/00004/PRIOFF				Application for prior approval: Notification of a proposed change of use of floors 1, 2, 5 and part of floors 4 and 6 from Class B1 offices to C3 residential use (41 dwellings comprising 28 two bedroom, 12 one bedroom and 1 three bedroom units).	No Designation
Total:	12,659	10,668	51,448		

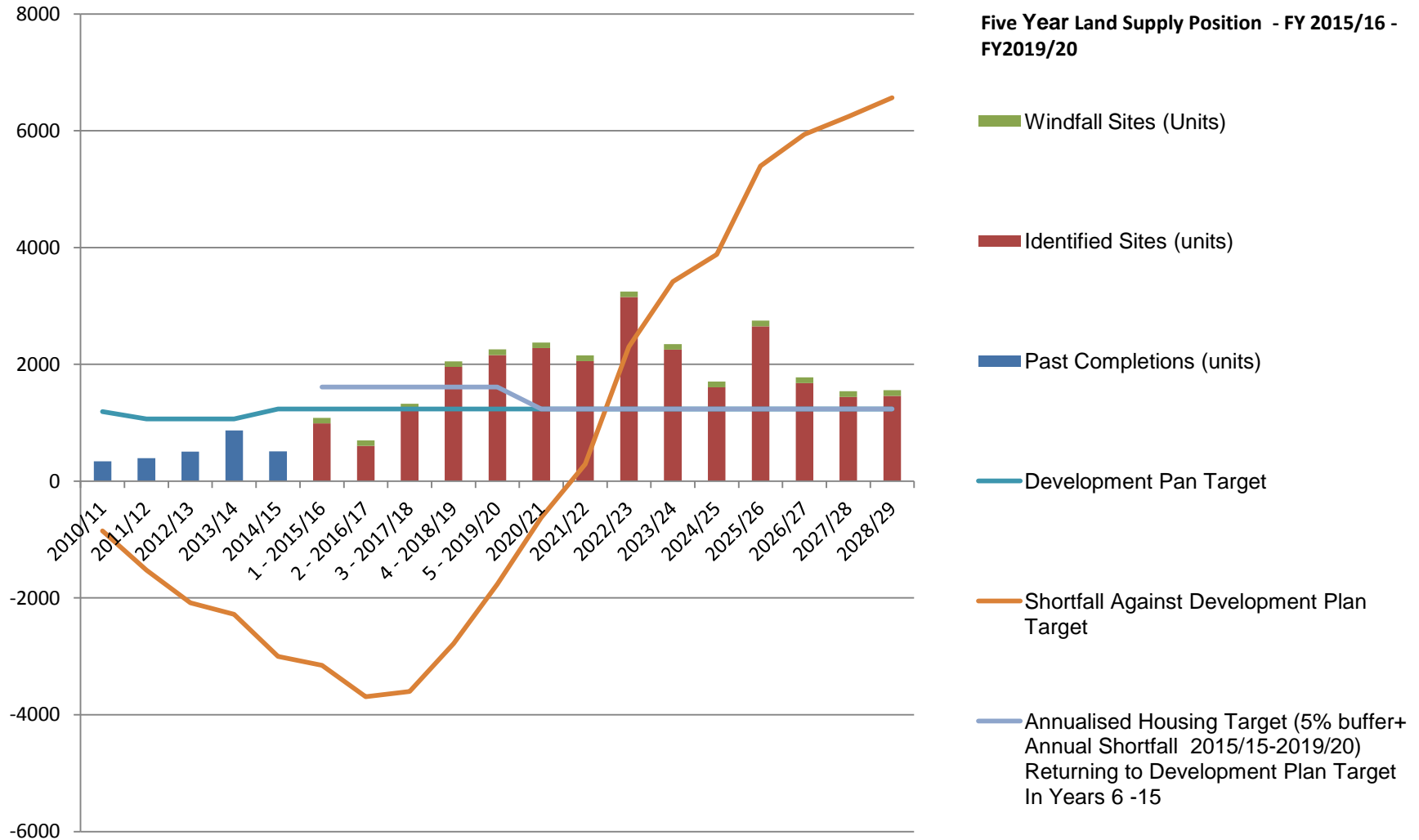
5 MANAGING GROWTH

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		1,236 units		
	Shortfall (annualised)		300		
	5%		76 units		
	20%		307 units		
Outcome	5 years supply	2015/16	7,420 units		
		2019/20 target	8,060 units		
	15 years supply	2015/16	19,248 units		
		2024/25 target	14,240 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	2010/11	2011/12	2012/13	2013/14	2014/15
	339	393	506	868	512
Target	1,190	1,065	1,065	1,065	1,236
Target met	✘				
INDICATOR		Net additional dwellings for the reporting year		H2 b	18
Outcome		512 units (net) (1,051 Gross)			
Target		1,236 units/annum			
Target met		✘			
Comment					
In the FY 2014/15, 512 net additional homes have been completed. Completions have fallen by 41% since last year (868 net units in FY 2013/14). However, the net figure takes into account demolitions. In this financial (FY 2014/15), two large demolitions have been recorded which has depressed the net figure.					
Table 17: Net additional units 2014/15					

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	Units Lost	Gross Units	Net Gain	
FY2013/14	539	1,051	512	

Figure 10: London Borough of Barking and Dagenham Housing Trajectory 2014/15 – 2028/29
 (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% (76 units) or 20% (307 units) of deliverable units to their five year housing supply. 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 (2015) target of 1,236 new homes per annum up to 2025 as well as annualised shortfall (300) and a 5 percent buffer. This equates to an annualised requirement of 1,612.

An analysis of identified housing sites (including windfall sites) shows that Barking and Dagenham has a deliverable 5 year supply of 7,420 units (2015/16 to 2019/20) which is sufficient to allow the development plan housing target of 1,236 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	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Units	512	1,085	700	1,326	2,052	2,257	2,375	2,152	3,248	2,348	1,705	2,749	1,777	1,540	1,557	1,621

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 2014/15 shortfall of 3,003, as demonstrated in Figure 10, will need to be made up in later years with delivery above the London Plan target and additional 5 percent buffer. The detailed figures for the Housing Trajectory are shown in Appendix 1.</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 and Approvals</i> In FY 2014/15 100 percent of all new and converted dwellings were built on previously developed or 'brownfield' land. In terms of approvals, 73.9% of the total approved units were built on brownfield and 26.1% on Greenfield 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>9.715</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	9.715	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	9.715	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	Net
	Total Affordable completions		672
Affordable rent		134	134
Social rented		423	-101
Intermediate		115	115
		Gross	Net
Approvals (b)	Total Affordable housing approvals	1,077	88
	Affordable rent	500	-487
	Social rented	38	36
	Intermediate	539	539

Comment

Completions

In FY 2014/15 672 new affordable homes were built. This represents 64% of all new homes built in the Borough. Of these, 63% are social rented 17% were intermediate and 20% were affordable rent. However, in net terms, once demolitions are taken into account, affordable housing expressed as a net figure reduces to 148 units or 29% of the net completion total.

Approvals

In total, 1,077 gross affordable units were approved in FY 2014/15, which equates to 52% of gross approvals (2,075). In net terms, there were 88 units approved, equating to 12% of net approvals (705). This is largely due to homes that will be lost as part of the Gascoigne estate renewal programme (14/00703/OUT). 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		55%
Comment		
In total, 4 major developments* containing dwellings (13/01087/FUL, 14/00306/FUL, 14/00703/OUT and 14/00797/REG3) have been approved in FY 2014/15 totalling 1,637 units. One of these applications provided a S106		

agreement that delivered affordable housing:

- **14/00703/OUT Gascoigne Estate, Barking**

This application sees 905 affordable units (out of a total 1,575 units) delivered via S106.

A second application, 14/00797/REG3 Stansgate Road, Dagenham, sees 24 affordable units being delivered via grant from the Mayor.

* 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> 86% (excluding Barking Town Centre) ↑ 13% Barking Town Centre ↑</p> <p><i>Approvals</i> 34% (excluding Barking Town Centre) ↓ 33% Barking Town Centre ↑</p>								
Comment									
<i>Completions</i>									
13% of the proposed (gross) units completed in Barking Town Centre were family units. Outside of Barking Town Centre there was an increase on last year in the numbers of completed family homes – 86% of the total proposed units completed were family units. This exceeds the adopted Core Strategy policy CC1 (2010), which seeks 40% of all housing to be family size units (3+ beds).									
Table 22: Percentage of family units completed in FY 2014/15 (gross (proposed units level))									
	Total No of units (Gross)	%	Family units	No Units in BTC	%	Family units	No units Outside BTC	%	Family units
1 bed	349	33		81	46		268	31	
2 bed	389	37		72	40.5		317	36	
3 bed	270	26	%	22	13	59%	248	28	33%
4 bed	43	4		1	0.5		42	5	
TOTAL	1,051	100		176	100		875	100	
<i>Approvals</i>									
The percentage of family units approved in Barking Town Centre is 33%, thus meeting the policy requirement set in Policy CC1 which seeks 30% of all housing in Barking Town Centre to be family units. The percentage of family housing in the rest of the borough was 34%, therefore failing to meet the									

40% target as stipulated in Policy CC1.

Table 23: Percentage of gross family units approved in FY 2014/15

	Total No of units	%	%Family units	In BTC	%	Family units	Outside BTC	%	Family units
1 bed	583	28		485	30		98	20	
2 bed	808	39		591	37		217	46	
3 bed	442	21	33	323	20	33	119	25	34
4+ bed	242	12		201	13		41	9	
TOTAL	2,075	100		1,600	100		475	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	51%		Strategic	100% 
	Major	23%		Major	61% 

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 5 major developments completed in 2014/15. 51 per cent of strategic development completed in the borough applied Code 4 and 100 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	University Of East London, Longbridge Road, Dagenham (06/01284/OUT)	Code Level 3	51%

	Barking Reach, Renwick Road, Barking (04/01230/OUT)	Code Level 4	
	Lymington Fields, Turnage Road, Dagenham (10/01038/FUL)	Code Level 3	
	Goresbrook Village, Goresbrook Road, Dagenham (12/00854/FUL)	Code Level 4	
	The Harrow PH, Ripple Road, Barking (13/00001/FUL)	Code Level 3	
	Barking Riverside, Renwick Road, Barking (13/00171/FUL)	Code Level 4	
	Land Adjoining Bastable Avenue And Renwick Road, Barking (11/00727/FUL)	Code Level 4	
	22-42 Freshwater Road, Dagenham (08/00470/FUL)	Ecohomes Excellent (Conversion)	
	157-159 North Street, Barking (11/00452/FUL)	Code Level 3	
Major applications	132 Upney Lane, Barking (11/00476/FUL)	Code Level 3	23%
	Wood Lane Sports Centre, Wood Lane, Dagenham, (12/00793/FUL)	Code Level 4	
	The Lawns, Rainham Road North, Dagenham (12/00794/FUL)	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
Strategic applications	Lymington Fields, Turnage Road, Dagenham 14/00293/FUL	Code level 4	100%
	Gascoigne Estate East, King Edwards Road, Barking 14/00703/OUT	Code level 4	
	Land Adjacent to 50 Blake Avenue, Barking 13/01087/FUL	Code level 4	
	Mayesbrook Home for the Aged, Bevan Avenue, Barking 14/00306/FUL	Code level 3	
	New Bungalow Development, Stansgate Road, Dagenham 14/00797/REG3	Code level 4	
	Town Quay Wharf, Abbey Road, Barking 14/01397/PRIOFF	N/A Prior Approval	
Major applications	New Enterprise House, 149-51 High Road, Chadwell Heath 15/00004/PRIOFF	N/A Prior Approval	61%%

INDICATOR		Percentage of units approved and completed that meet wheelchair accessible housing standards and Lifetime Homes Standard	
Indicator reference	CP3 3	27	
Outcome		Completi ons	Approva ls
	Lifetime home standard	100%	100% ✓
	Wheelchair homes	13% ✓	11% ✓

			completion s		
Trend 					
Comment					
<p>All of our newly built and approved schemes have abided by the Lifetime Homes Standard (LTH). The wheelchair homes standard has not been met for some of the smaller developments, but overall the 10% target has been exceeded due to some schemes providing 100% wheelchair accessible housing (see Table 25 below).</p> <p>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.</p> <p>Table 26: Percentage of units <i>completed</i> that meet Lifetime Homes Standard and Wheelchair Accessible housing standards</p>					
Planning Reference	Site Address	Total Resi Units	LTH Total	% LTH	Wheel - chair Acc Units Total
04/01230/OUT	Barking Reach, Renwick Road, Barking	236	236	100%	24
06/01284/OUT	University Of East London, Longbridge Road, Dagenham	179	179	100%	18
08/00300/FUL	48 Campden Crescent, Dagenham	3	3	100%	N/A Conversion
08/00470/FUL	Dupont Building, 22-42 Freshwater Road, Dagenham	60	60	100%	6
10/01038/FUL	Creative Industries Quarter, 62-76 Abbey Road, Barking	134	134	100%	0
11/00080/FUL	133 Beam Avenue, Dagenham	1	1	100%	0
11/00144/FUL	2 Donne Road, Dagenham	2	2	100%	N/A Conversion
11/00452/FUL	157-159 North	42	42	100%	4

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	Street, Barking						
11/00476/FUL	Upney Lane Centre, Upney Lane, Barking	26	26	100%	2	10%	
11/00507/FUL	762 Dagenham Road, Dagenham	1	1	100%	0	0%	
11/00727/FUL	Land Adjoining Bastable Avenue And Renwick Road, Barking	49	49	100%	6	13%	
11/00817/FUL	66 Parsloes Avenue, Dagenham	2	2	100%	0	0%	
11/00893/FUL	20 Eastfield Road, Dagenham	1	1	100%	0	0%	
12/00136/FUL	1 Boleyn Gardens, Dagenham	1	1	100%	0	0%	
12/00182/FUL	41 Cotesmore Gardens	1	1	100%	0	0%	
12/00193/FUL	139A Woodbridge Road, Barking	1	1	100%	0	0%	
12/00506/FUL	76A Wood Lane, Dagenham	2	N/A Conversion		N/A Conversion		
12/00707/FUL	16 Kingston Hill Avenue, Romford	1	1	100%	0	0%	
12/00793/FUL	Wood Lane Sports Centre, Wood Lane, Dagenham	27	27	100%	27	100%	
12/00794/FUL	The Lawns, Rainham Road North, Dagenham	12	12	100%	12	100%	
12/00854/FUL	Goresbrook Village, Goresbrook Road, Dagenham	149	149	100%	15	10%	
13/00001/FUL	Harrow PH, Ripple Road Barking	13	13	100%	13	100%	
13/00171/REM	Barking Riverside, Renwick Road, Barking	83	83	100%	8	10%	
13/00670/FUL	55 Cannington Road, Dagenham	1	1	100%	0	0%	

13/00803/FUL	68 Saville Road, Chadwell Heath	2	2	100%	0	0%	
13/01059/REG3	Rush Green Library, Dagenham Road, Romford	1	1	100%	0	0%	
13/01155/FUL	Crooked Billet, Billet Road, Romford	8	8	100%	0	0%	
14/00269/CLU_E	112 Upney Lane, Barking	3	N/A CLU		N/A CLU		
14/00507/FUL	259 Valence Wood Road, Dagenham	1	N/A Change of use		N/A Change of use		
14/00614/FUL	Flat 34, Richard Blackburn House, Carnation Close, Romford	2	N/A Conversion		N/A Conversion		
14/00615/FUL	Flat 37, Thames View Lodge, Hockley mews, Barking	2	N/A Conversion		N/A Conversion		
14/00679/CLU_E	5 Wedderburn Road, Barking	3	N/A CLU		N/A CLU		
14/01167/CLU_E	206 High Road, Chadwell Heath	2	N/A CLU		N/A CLU		
Total		1031 (1051 including conversions and Certificates of Lawful Use)	1036	100%	135	13%	

Table 27: Percentage of units *approved* 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
11/00817/FUL	66 Parsloes avenue, Dagenham	1	1	100%	0

11/00893/FUL	20 Eastfield Road, Dagenham	1	1	100%	0	0%	
12/00831/FUL	26 7 28 High Road and land to rear, Chadwell Heath	8	8	100%	0	0%	
12/00994/OUT	2 Reede Way, Dagenham	4	4	100%	0	0%	
13/00002/FUL	98 Netherfield Gardens, Barking	1	1	100%	0	0%	
13/00179/FUL	929 Green Lane, Dagenham	1	1	100%	0	0%	
13/00518/FUL	19 Ellerton Road, Dagenham	1	1	100%	0	0%	
13/00670/FUL	55 Cannington Road, Dagenham	1	1	100%	0	0%	
13/00677/FUL	35 Haydon Road, Dagenham	1	1	100%	0	0%	
13/00973/FUL	63 Manor Road, Dagenham	2	2	100%	0	0%	
13/01087/FUL	Land Adjacent to 50 Blake Avenue, Barking	14	14	100%	1	10%	
13/01098/FUL	80 Kier Hardie Way, Barking	1	1	100%	0	0%	
13/01155/FUL	Crooked Billet, Billet Road, Romford	8	8	100%	0	0%	
14/00059/FUL	223 Reede Road, Dagenham	2	1	50%	Part conversion		
14/00167/FUL	Sanofi Aventis, Rainham Road South, Dagenham	1	1	100%		0%	
14/00269/CLU_E	112 Upney Lane, Barking	3	N/A CLU		N/A CLU		
14/00293/FUL	Lymington Fields, Turnage Road, Dagenham	292	292	100%	32	11%	
14/00306/FUL	Former Mayesbrook home for the	24	24	100%			

	aged, Bevan Avenue, Barking						
14/00323/FUL	22 Rowdowns Road, Dagenham	1	1	100%			
14/00336/FUL	465 Whalebone Lane North, Romford	1	1	100%			
14/00379/PRIOR	Peep House, 7 Back Lane, Chadwell Heath	6	N/A Prior Approval		N/A Prior Approval		
14/00388/PRIOR	1A High Road, Chadwell Heath	1	N/A Prior Approval		N/A Prior Approval		
14/00392/FUL	183 Oxlow Lane, Dagenham	1	1	100%	0	0%	
14/00507/FUL	259 Valence Wood Road, Dagenham	1	N/a Change of use		N/a Change of use		
14/00527/FUL	79 Downing Road, Dagenham	2	1	50%	Part conversion		
14/00585/FUL	68 Whalebone Grove, Chadwell Heath	3	3	100%	0	0%	
14/00614/FUL	Flat 34, Richard Blackburn House, Carnation Road, Romford	2	N/A Conversion		N/A Conversion		
14/00615/FUL	Flat 37, Thames View Lodge, Hockley Mews, Barking	2	N/A Conversion		N/A Conversion		
14/00679/CLU_E	5 Wedderburn Road, Barking	3	N/A CLU		N/A CLU		
14/00703/OUT	Gascoigne Estate East, Barking	1,575	1,575	100%	157	10%	
14/00795/REG3	Amenity Green to the south of Exeter House, Margaret Bondfield Avenue, Barking	5	5	100%	5	100%	

14/00796/REG3	Former garage compound and part of amenity green, Earls Walk, Dagenham	2	2	100%	2	100%	
14/00797/REG3	New bungalow development, Stansgate Road, Dagenham	24	24	100%	24	100%	
14/00863/FUL	81 Movers Lane, Barking	1	1	100%	0	0%	
14/00918/FUL	471 Rainham Road South, Dagenham	1	1	100%	0	0%	
14/00999/FUL	57 Aldborough Road, Dagenham	2	2	100%	0	0%	
14/01005/FUL	10 Spurling Road, Dagenham	2	2	100%	0	0%	
14/01154/REG3	Infill site, Porters Avenue, Dagenham	3	3	100%	3	100%	
14/01167/CLU_E	206 High Road, Chadwell Heath	2	N/A CLU		N/A CLU		
14/01231/PRIOFF	Cambridge House,3-9 Cambridge Road, Barking	2	N/A Prior approval		N/A Prior approval		
14/01269/FUL	62A Suffolk Road, Barking	1	1	100%	0	0%	
14/01397/PRIOFF	Quayside House, 13 Town Quay Wharf, Abbey Road Barking	22	N/A Prior approval		N/A Prior approval		
15/00004/PRIOFF	New Enterprise House, 149-151 High Road, Chadwell Heath	41	N/A Prior approval		N/A Prior approval		
15/00005/PRIOFF	12 Town Quay Wharf, Abbey Road Barking	3	N/A Prior approval		N/A Prior approval		
Total		1,985 (2,075 including	1,985	100%	224	11%	

		conversions, CLUs and Priors)				

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	0ha lost		
Trend			

Comment

There was no loss of protected open space in 2014/15.

There has been a loss of garden land to residential development. Seven 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
N/A	N/A	0	0	N/A		N/A	N/A
Total		0	0				

Table 29: Completed units on former garden land

Borough Reference	Completed units on former garden land
11/00080/FUL	1
11/00817/FUL	1
11/00893/FUL	1
12/00136/FUL	1
12/00182/FUL	1
12/00193/FUL	1
12/00707/FUL	1
Total	7

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	560	0	491
	Percentage	53%	0%	47%
	Approvals	1,592	2	481
	Percentage	77%	0%	23%
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>It should be noted that application 14/00703/OUT (Gascoigne Estate East) covers flood zone areas 1, 2 and 3 and only approximately half of the units actually fall</p>			

within flood zone 3.

Table 30: Number of homes completed and approved in the Flood zone 3 in FY 2014/15

Completions Planning reference	No of homes	Approvals Planning reference	No of homes
04/01230/OUT	236	13/01087/FUL	14
10/01038/FUL	134	14/00615/FUL	2
11/00080/FUL	1	14/00703/OUT	1,575
11/00452/FUL	42	14/00863/FUL	1
11/00727/FUL	49		
13/00001/FUL	13		
13/00171/REM	83		
14/00615	2		
TOTAL	560	TOTAL	1,592

Figure 11: Housing completions within Flood Zones
 Source: Environment Agency 2015

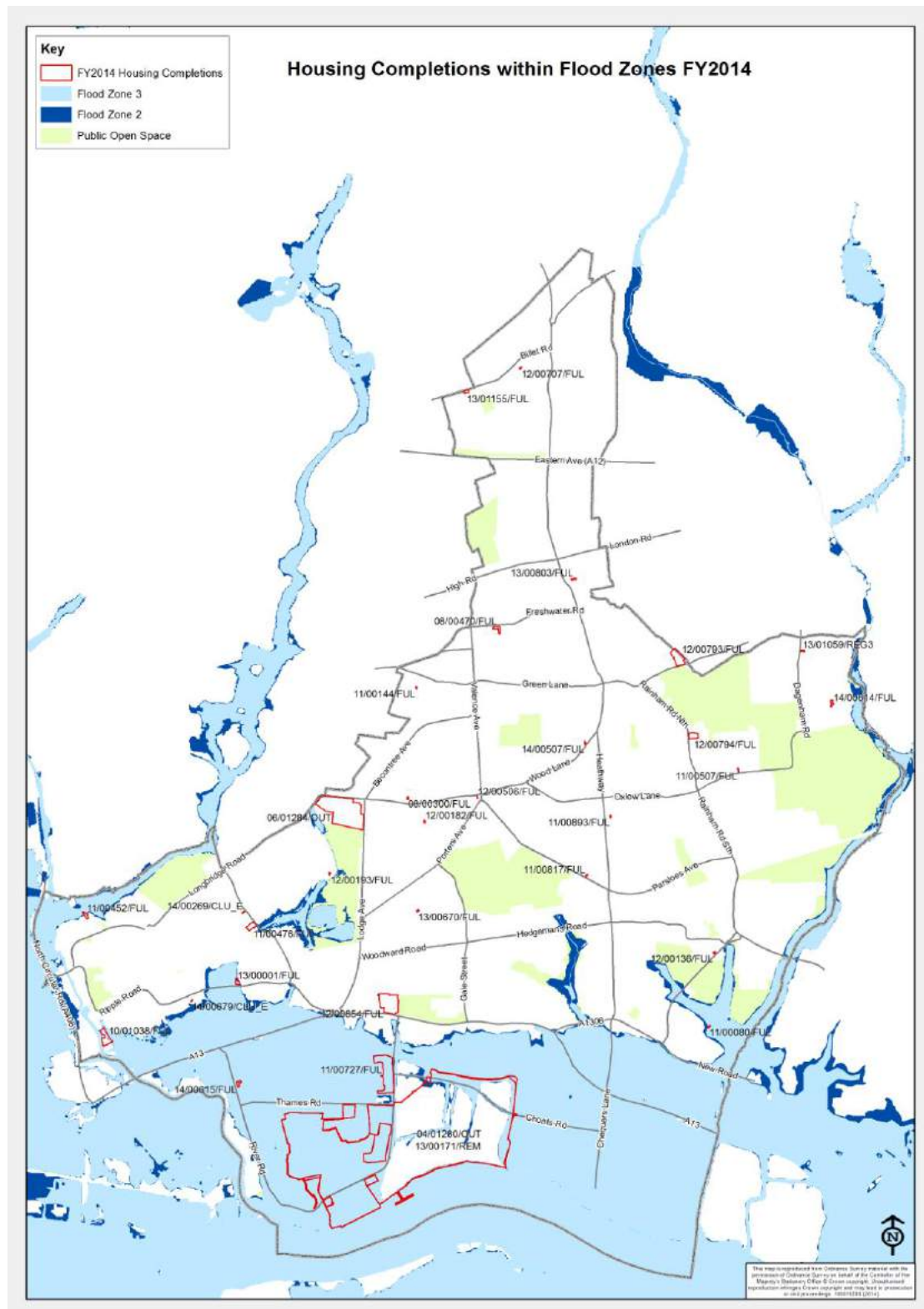
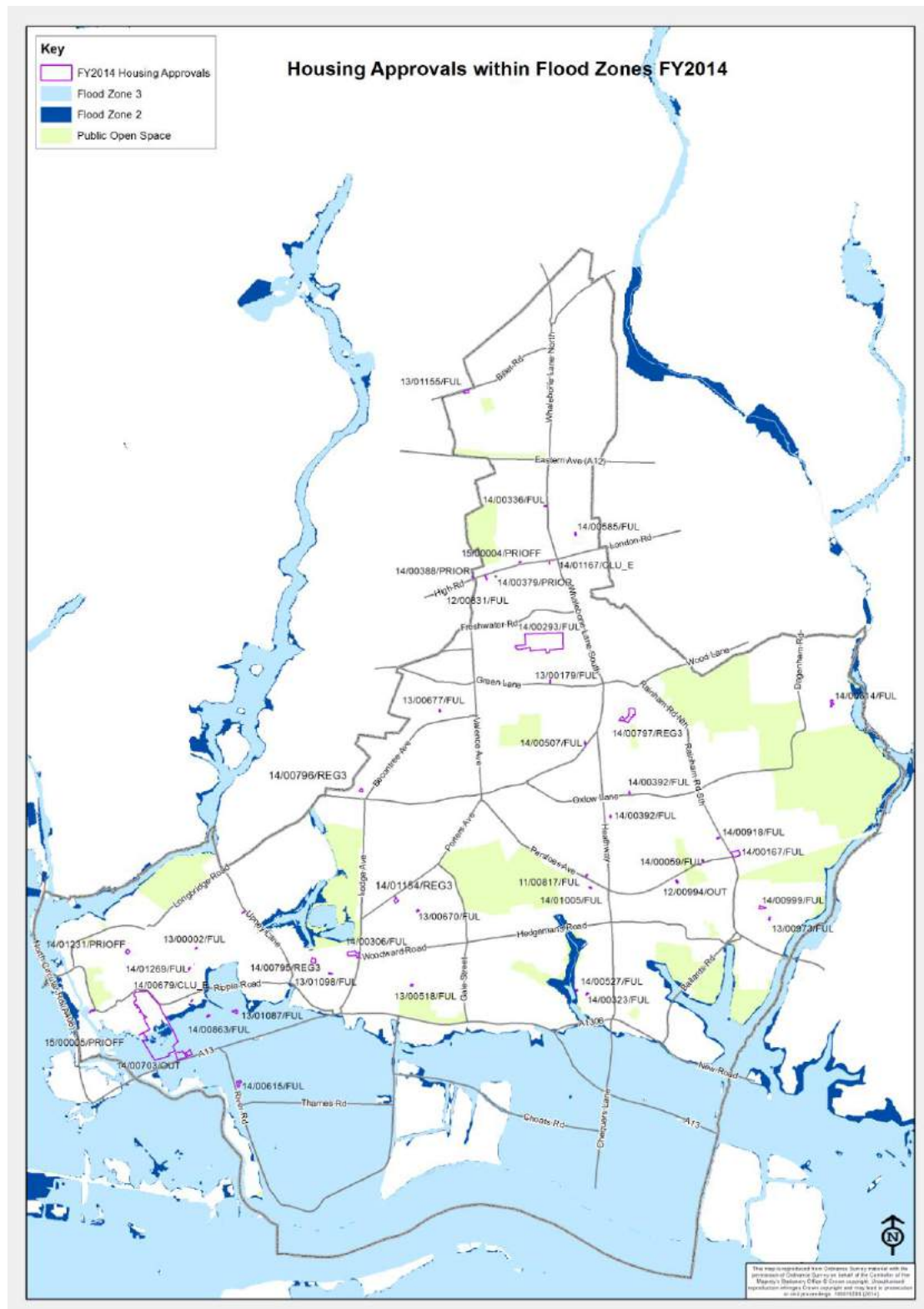



Figure 12: Housing Approvals within Flood Zones
 Source: Environment Agency 2015



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		0 tonnes per annum	190,000 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 2014/15, the following waste sites were approved:</p>				
Planning reference	Description	Address	Site area (ha)	Capacity (t/a)
13/01134/ FUL	Erection of a building (8,925m2 internal area) incorporating 55 metre high stack and associated plant to be used as an energy generation facility to generate electricity from residual waste along with car parking, boundary treatment and landscaping	Plot 2 London Sustainable Industries Park North Choats Road Dagenham	3.35	180,000
13/00643/ FUL	Change of use from B2 to a waste processing and recycling facility.*	19 Thames Road, Barking, Essex, IG11 0HS	0.2	10,000
<p>* This application was refused by the Council on 23 November 2013 but on 17 July 2014 was allowed on appeal.</p> <p>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.</p>				

13/01134/FUL is within the London Sustainable Industries Park which is a Schedule 2 site. 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)	26,401	21,091	47,200	94,691
	Percentage	28%	22%	50%	100%
	Recycling		Other recovery		Composting
Target	2010	27%	13%	13%	
	2015	30%	22%	15%	
	2020	33.5%	25%	16.5%	
Outcome	22%				
Comment					
<p>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.</p> <p>The amount recycled has reduced from 23% to 22% but the percentage of waste going to landfill has also dropped from 32% to 28% (see Figure 13 below).</p>					

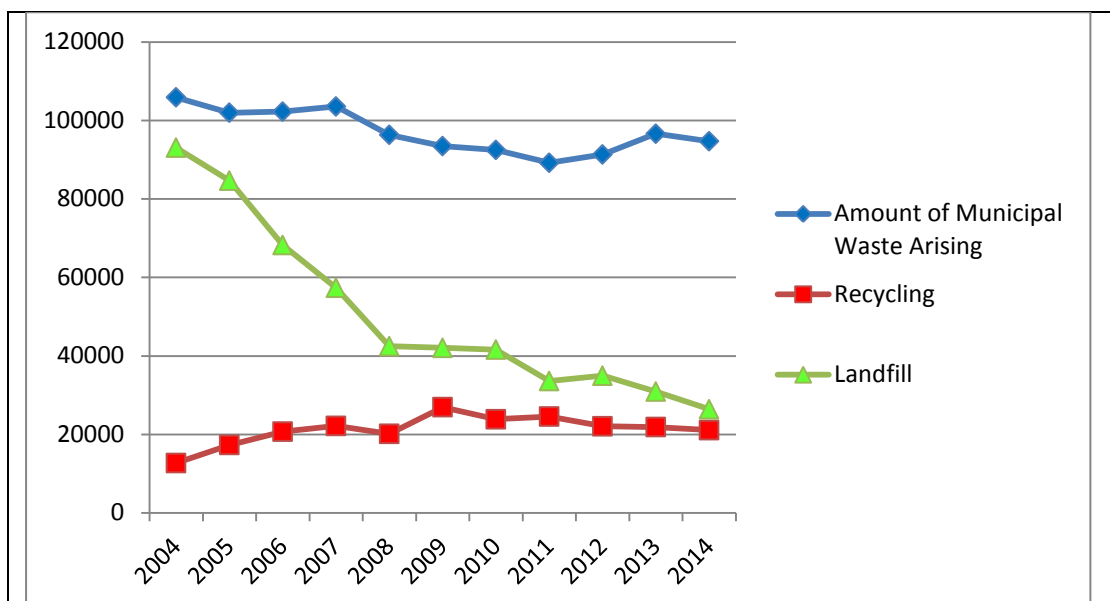


Figure 13: Waste produced in the London Borough of Barking and Dagenham (tonnes)

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

Indicator reference	W2	33
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Outcome	None
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Comment

The Joint Waste Management Plan safeguarded a number of sites for waste management. The sites are as follows:

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.

INDICATOR	
Indicator reference	Actual throughput on Schedule 1 sites in LBBD 34
Outcome	Information not available

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
Target met	Yes
<p>Comment</p> <p>The Borough's historic environment continues to be protected and enhanced. There was one new statutory listing added to the list in FY2014/15. This was Captain John Bennett's tomb in St Margaret's churchyard, Barking.</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 45 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 • 5 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>	


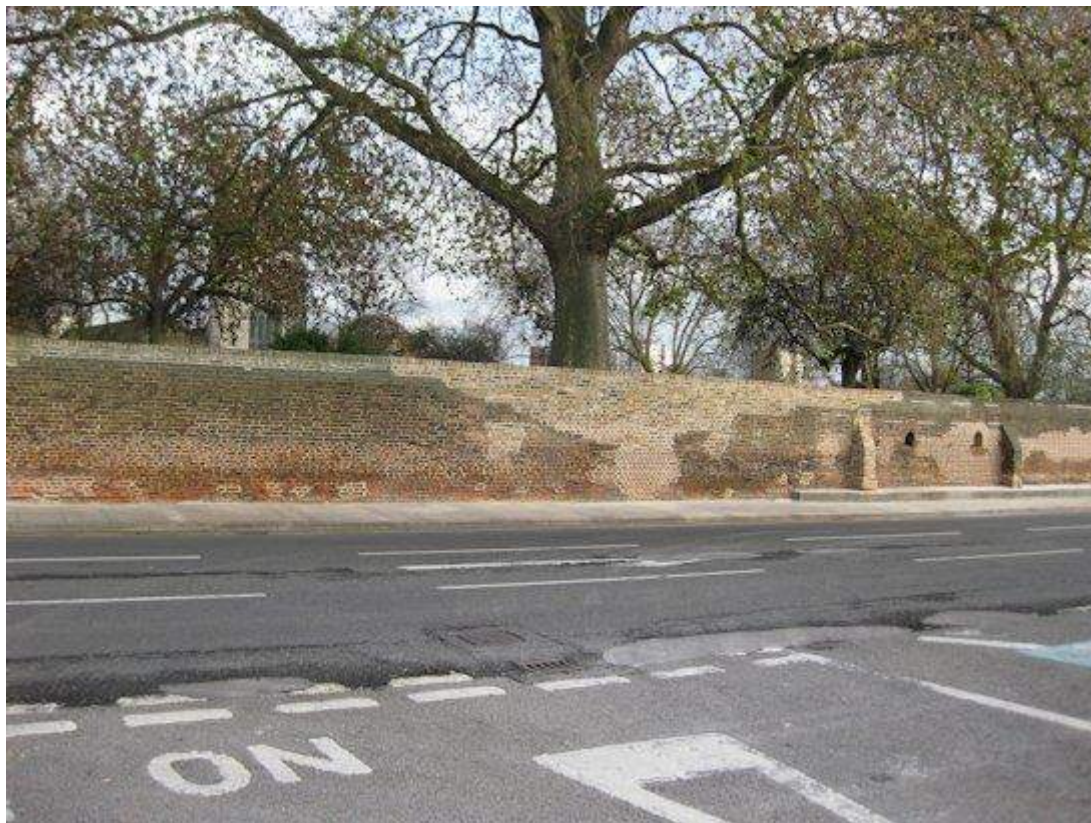
INDICATOR	Change in the number of buildings on English Heritage's Buildings at Risk Register
Planning Policy	Core Strategy: CP2 Borough Wide: BP2 Barking Town Centre AAP: BTC19
Indicator reference	36
Outcome	Reduced from 9 to 8
Trend	
<p>Comment</p> <p>There are eight statutorily listed Heritage Assets on the Historic England 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) • Magistrates Court, East Street • The Old Vicarage • The Marks Stones <p>There is a need for ongoing cooperation with Historic England in order to reduce the number of Heritage Assets on the At Risk Register.</p> <p>The number of assets on the Buildings at Risk Register has reduced from nine to eight this year. Remains of Barking Abbey and Old Churchyard walls has been removed following repair works. Planning approval was granted for both the Magistrates Court and The Old Vicarage, which are currently under construction. Once complete, the works may allow these buildings to be removed from the Register.</p>	

Figure 14: Repairs to Barking Abbey Old Churchyard Walls



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 London Riverside Opportunity Area Planning Framework (February 2015).

The Council also consulted on the following:

- Call for Sites January to March 2015