

# London Borough of Barking and Dagenham Authority Monitoring Report 2015/16



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Cover photo: Asda Development, London Road/North Street, Barking

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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 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.

The focus for Barking and Dagenham in FY 2015/16 has been on developing a new Local Plan. Consultation on the Issues and Options report took place between 14 October 2015 and 29 January 2016 and work is well underway in compiling the necessary evidence.

The new Local Plan will plan to meet housing need and plan for business growth, focussed on the borough's seven growth hubs:

- Barking Riverside – one of the largest residential developments in the UK, 11,000 homes with superb River Thames frontage.
- Beam Park/Ford Stamping Plant – a major brownfield site with great potential for housing and commercial activity with 2500 new homes and over 1000 new jobs.
- Barking Town Centre – 15 minutes from Central London, east London's cultural hub, a vibrant and culturally rich community, with space for creative industries, superb accessibility, and opportunity for at least 4,000 more homes.
- London Sustainable Industries Park (LSIP) – addressing the low carbon economy, the platform for Barking and Dagenham to become London's greenest Borough.
- londoneast-uk – working with the private sector to transform the former Sanofi site into a bio tech and media industry based economic hub that is unique in the capital.
- Chadwell Heath – potential for 3000 homes benefiting from a new Crossrail Station.
- Castle Green/A13 - a 1.3km tunnel between Lodge Avenue and Goresbrook interchange will act as a catalyst for regeneration, releasing land for 15,000 homes and creating parks and high quality industrial and commercial uses, including a new underground station. Potential developers are currently undertaking viability work.



Barking and Dagenham's Growth Commission published its report in February 2016 with 109 recommendations on all aspects of borough growth. The Growth Commission was formed of a team of independent experts to review the borough's ambition to be London's Growth opportunity and recommend how to maximise the contribution of the borough to the London economy, generating growth in Barking and Dagenham that benefits all residents. This report will feed into the Local Development Scheme, the blueprint for the new Local Plan.

This year has seen the completion of London Road/North Street development with the opening of a new Asda superstore in September 2015 and the creation of 54 x 1 bed, 36 x 2 bed and 10 x 3 bed flats. Academy Central, the new housing development on the former University of East London site on Longbridge Road was also completed, providing 194 new flats (62 x 1 bed, 40 x 2 bed and 92 x 3 bed).

Barking Town Centre's Housing Zone is becoming well established with over 1,000 units gaining planning approval or submitted for planning over the past year.

In January, it was announced that LBBD had been successful in their bid to the Mayor of London's Regeneration Fund for a Creative Industries Zone and an Artist Enterprise Zone. This will build on Barking's existing offer for creative industries and create some striking additions in the form of innovative affordable workspace and living accommodation, enhanced facilities and improve networks and support.

Her Majesty the Queen officially opened Abbey Leisure Centre on 16 July 2015.



Figure 1: Abbey Leisure Centre

In October 2015, Countryside and Newlon Housing Trust were selected by LBBD as a development partner for the regeneration of Becontree Health. The development will deliver 141 homes across a mix of tenures, as well as improvements to public realm, a new pharmacy and a bus station.

In January 2016, the Mayor of London announced that Countryside Properties UK Ltd, with London and Quadrant Housing Trust, will take forward the regeneration of Beam Park. They will deliver over 3,000 new homes, a new C2C station and community facilities on a 29ha site that sits alongside the River Beam.

In March 2016, Barking Riverside was named the first Healthy New Town in London. Residents of all ages will benefit from the initiative which will see developers and health practitioners work with the local authority to promote health and keep people independent.

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

- Gascoigne East – winner of Housing Design Awards 2015 (project winner)
- Gascoigne East - shortlisted for New London Awards 2015
- William Street Quarter – winner of Sunday Times British Home Awards 2015 (Affordable Housing Development)
- William Street Quarter – highly commended in the British Construction Industry Awards 2015 (Building Project of the Year £10M to £15M)
- William Street Quarter and Courtyard Housing – winner of British Construction Industry Awards 2015 (Outstanding Contribution Award)
- Courtyard Housing – Winner of Sunday Time British Home Awards 2015 (Age Restricted Development)

The Barking and Dagenham Local Plan Monitoring Report covers the period from the 1 of April 2015 to the 31 of March 2016. 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 twelfth 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 2015**
- **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



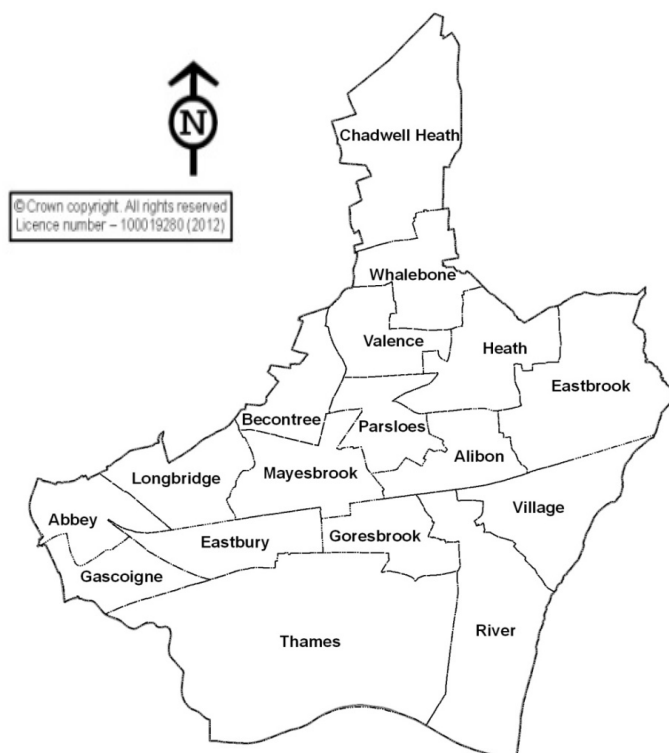
### 1.3 Borough Context

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 River Thames, Greenwich and Bexley to the south. The borough consists of 17 wards as shown by Figure 3 below.



**Figure 3:** Barking and Dagenham Wards

### 1.3.1 Population and Age Structure

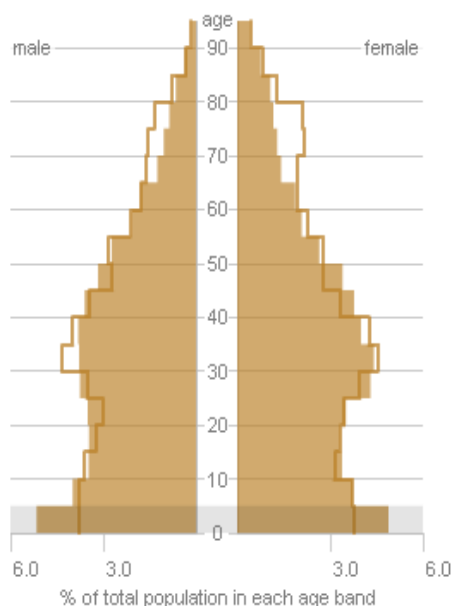
The first round results from the 2011 Census were released by ONS in July 2012. The population of the borough has increased by 22,000 to 185,900 between 2001 and 2011. This is a 13.4% increase in the borough's population. The population has since increased further to 201,979 (ONS Mid Year Estimate 2015). That is an increase of 3,685 since last year.

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



<b>Barking and Dagenham</b>	
Total population: 185,911	
<b>Age 0-4</b>	
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 %
<b>Social Rented</b>	<b>23,459</b>	<b>33.7</b>	<b>17.7</b>
Local Authority	19,782		
Registered Social Landlord	3,677		
<b>Private Rented</b>	<b>12,328</b>	<b>17.7</b>	<b>16.8</b>
<b>Owned</b>	<b>32,324</b>	<b>46.3</b>	<b>63.4</b>
Owned Outright	11,908		
Owned with Mortgage	20,416		
<b>Shared Ownership</b>	<b>906</b>	<b>1.3</b>	<b>0.8</b>
<b>Other or living rent free</b>	<b>664</b>	<b>1</b>	<b>1.3</b>
<b>Total number of households</b>	<b>69,681</b>		

Source: LBBB, 2011

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





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







### 1.3.3 Crime

Core Strategy Policy CP3 seeks to reduce crime and the fear of crime by promoting the principles of 'Secure by Design'. The annual crime count in Barking and Dagenham has increased by approximately 6.9% in FY 2015/16 (up 1,152 offences reported) (MET Police, 2016). 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 2015/16	Trend	Mitigation Action
<b>POLICY MAKING AND DEVELOPMENT CONTROL PERFORMANCE</b>			
<b>Planning documents</b>	<p>The Council has a fully adopted Local Plan.</p> <p>The LBBD Community Infrastructure Levy charging schedule was implemented on 3 April 2015.</p>		<p>Review the Local Plan.</p> <p>Streamline the various Development Plan Documents into a single Local Plan.</p>
<b>ENSURING A VITAL ECONOMY AND ATTRACTIVE TOWN CENTRES</b>			
<b>Employment and town centre uses</b>	<p>In Barking Town Centre, the completed Asda superstore has provided 5,636 square metres of A1 retail space, while change of use of part of Wigham House has led to a loss of 2,000 square metres of B1 office space.</p> <p>Retail floor space of 1,319 sqm (net) has been approved for the demolition and reconstruction of a Lidl superstore in Barking Town Centre in 2015/16.</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>
<b>MANAGING GROWTH</b>			
<b>Housing completions</b>	<p>789 net additional units have been built. This is an increase on the 512 units built last year. The new London Plan target of 1,236 units has not been met.</p>		
<b>Affordable units</b>	<p>In 2015/16 45% of gross completed units were affordable, with 392 units being delivered. This is a 19% decrease on 2014/15 when 64% of gross</p>		


	<p>completed units were affordable.</p> <p>In 2015/16, 24% of gross approvals were affordable units. This is a decrease on last year.</p>		
<b>SUSTAINABLE RESOURCES AND THE ENVIRONMENT</b>			
<b>Sustainable construction</b>	<p>100% strategic residential approvals and 0% completions meet Code Level 4.</p> <p>0% Major application approvals and 63% completions meet Code Level 4.</p>	  	
<b>Flooding</b>	There has been a decrease in the number of homes approved and completed in Flood Zone 3.		
<b>Waste</b>	<p>We have not achieved the 2015 target of recycling 30% of waste.</p> <p>Although we have recycled less, the amount of waste going to landfill has remained at 28% in 2015/16.</p>		
<b>CREATING A SENSE OF PLACE</b>			
<b>Housing Quality</b>	<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>
<b>Protecting open spaces</b>	<p>There has been a reduction in the percentage of units completed on brownfield land (92.08% down from 100% last year).</p> <p>There has also been 2 residential units completed 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><b>Comment</b></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, and this has continued in FY 2015/16 with the first consultation on the Issues and Options Report between 14 October 2015 and 29 January 2016.</p> <p>The new Local Plan will be a single document incorporating strategic policies, development management policies, site allocations and designations. It will also include guidance currently set out in SPDs, such as policies on public houses and hot food takeaways.</p> <p>The LBBD CIL Charging Schedule came into force on 3 April 2015.</p> <p><b>Table 2:</b> Performance 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">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	882 planning applications 218 Certificates of Lawful Use 467 applications for householder extensions
Trend	
Comment	

Compared to last year, there has been a large increase of 62% in the number of planning applications decided in FY2015/16 (Source: PS2 return, LBBD 2016).

<b>INDICATOR</b>	<b>% of all applications received which were approved</b>
<b>Indicator reference</b>	<b>3</b>
<b>Outcome</b>	<b>78.57% of planning applications approved</b>
<b>Trend</b>	


**Comment**


During the financial year 2015/16, 882 applications were processed and the majority of these (78.57%) were approved. While there is a large increase in the number of planning applications submitted, there is a decrease on last year's approval figures.

**Table 3:** Comparative number of applications approved 2011/12 – 2015/16

	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
FY 2015/16	882	693	78.57

**3 CREATING A SENSE OF COMMUNITY**

<b>INDICATOR</b>		<b>Average size of GP patient list</b>
<b>Planning Policy</b>	<b>Core Strategy: CC2</b>	
<b>Outcome</b>	<b>Increase</b>	
<b>Indicator reference</b>	<b>4</b>	
<b>Trend</b>		
<b>Comment</b>		
<p>There are 5,620.8 patients registered per GP (QOF 15/16, HSCIC). This is an increase of 5.5% from last year's figure of 5325.8 (QOF 14/15, HSCIC).</p>		

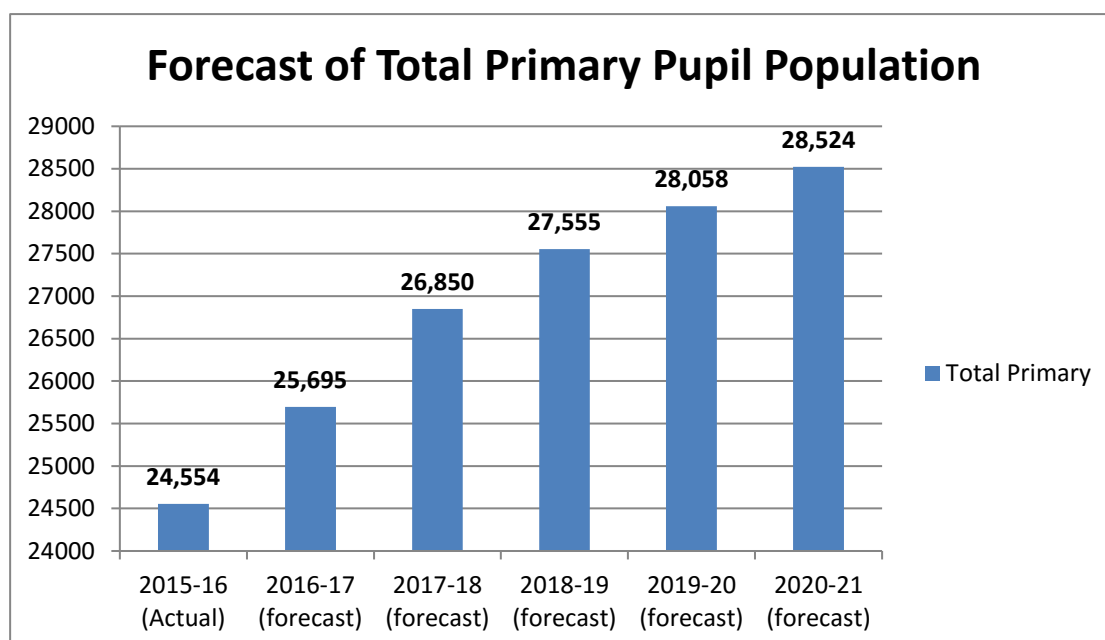
<b>INDICATOR</b>		<b>Available School Places</b>						
<b>Planning Policy</b>	<b>Core Strategy: CC2</b>							
<b>Indicator reference</b>	<b>5</b>							
<b>Outcome</b>	<b>See below</b>							
<b>Trend</b>								
<b>Comment</b>								
<p>The number of pupils in primary schools in FY 2015 has increased by 979 pupils (equivalent to approximately 32 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 2020, the forecast is for an additional circa 3,500 primary pupils (equivalent to over five 3FE Primary Schools). This increase is based on the May 2016 pupil census.</p>								
<p><b>Table 4: Increase in Primary Pupils from 2014/15 to 2015/16</b></p>								
<b>Year Group</b>	Reception	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total Increase
Increase from 2014/15 to 2015/16	67	88	0	110	273	187	254	979
<p>The number of children in Reception Year for FY 2015 increased by 67 since the previous year. The forecasts for the number expected in Reception Year in the next five years (FY 2020) shows an expected increase of circa 220</p>								

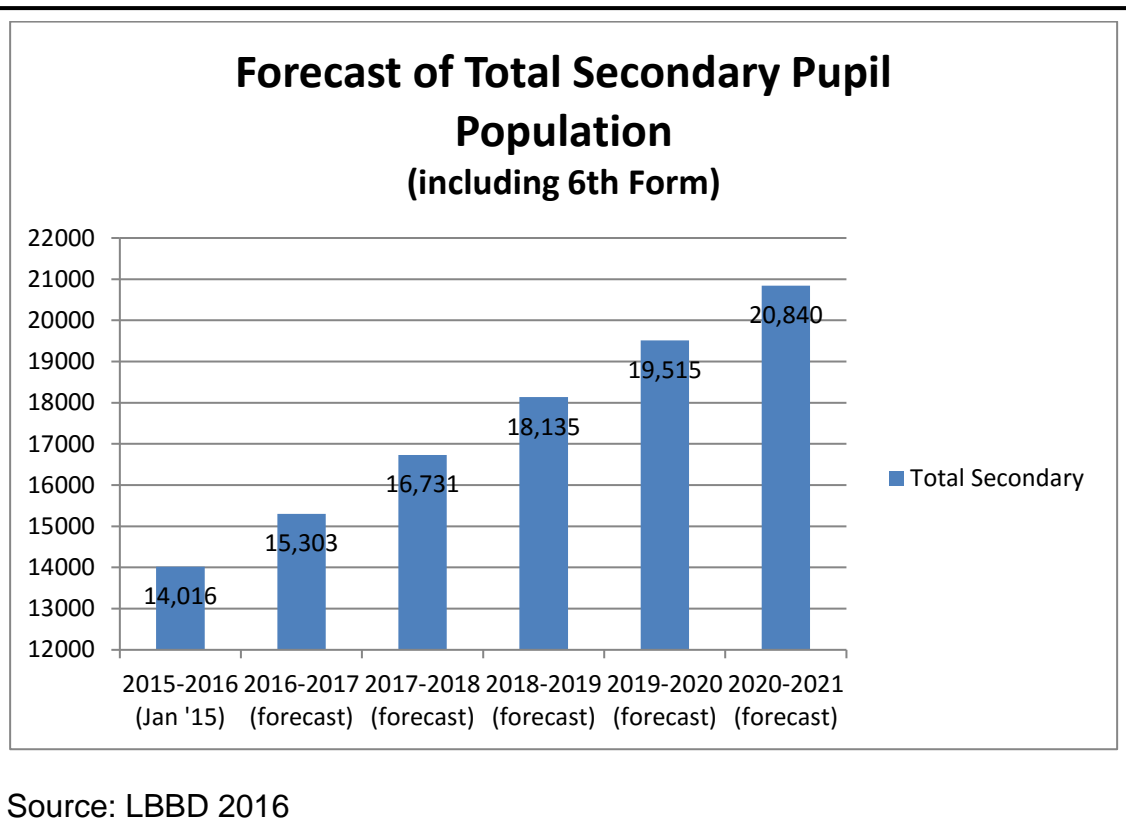
pupils – this would require three 3FE Primary Schools. Thereafter, Reception Year numbers are expected to continue increasing steadily reflecting increased birth numbers together with the house-build programme.


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 2020) shows an expected increase of circa 1,100 pupils. This number of pupils would require nearly 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 5:** Projected increase in school places in Barking and Dagenham





<b>INDICATOR Overall CIL liability of developments approved in 15/16</b>	
<b>Planning Policy</b>	Core Strategy: CC3
<b>Indicator reference</b>	6
<b>Outcome</b>	£1,382,080.43 Mayoral CIL £1,328,097.19 LBBD CIL
<b>Trend</b>	
<b>Comment</b>	
<p>The Mayor of London has set a CIL charge of £20/sqm per net additional floor space for developments above a certain threshold (see table 5 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> <p>LBBD's CIL Charging Schedule came into force on 3 April 2015 (See table 6 below).</p>	
<b>Table 5: GLA CIL Charge</b>	
GLA CIL charge / sqm	

CIL charge for developments > 100/sqm	£20 (subject to indexation)
---------------------------------------	-----------------------------

**Mayor of London CIL**

Between 1 April 2015 and 31 March 2016 £320,660.71 of Crossrail CIL was collected in Barking and Dagenham. In addition, liability notices totalling £1,382,080.43 were issued during this period.

**Barking and Dagenham CIL**

At the local level, the LBBB Charging Schedule came into force on 3 April 2015. Between 3 April 2016 and 31 March 2016, £1,875 LBBB CIL was collected and liability notices totaling £1,328,097.19 were issued.

**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 FY15/16**

<b>Indicator reference</b>	<b>7</b>
<b>Outcome</b>	<b>£600</b>

**Comment**

New development in Barking and Dagenham can bring significant benefits to local communities, including new homes and jobs. However, there are often



impacts on the local area as a result of development, for example more people using local facilities such as schools, parks, roads and leisure centres.

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

In the interests of localism, in 2010, the coalition government announced its intention to transfer planning functions from the London Thames Gateway Development Corporation back to Barking and Dagenham in April 2011. The Corporation had applied a £6,000 per dwelling tariff to large housing developments in the borough which fell under its jurisdiction. The Council 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 development	<b>Net additional residential units approved in 2015/16</b>	<b>1,497</b>
	<b>S106 approved in FY 2015/16</b>	<b>£899,000</b>
	<b>Charge per unit</b>	<b>£600</b>
	Education (14/00966/OUT)	£894,000
	Car club (15/01252/FUL)	£5,000

In total, 1,497 additional units were approved in 2015/16. The average charge per unit was calculated against all the net units permitted, although it should be noted that not all developments had associated S106 agreements. In addition, there may be an affordable housing contribution of 60% of the ‘surplus’ related to planning application 15/00651/FUL Trocoll House. The ‘surplus’ will be calculated as follows: Surplus = (Development revenue minus development expenditure) minus benchmark land value. This will be determined by an independent viability assessment.

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

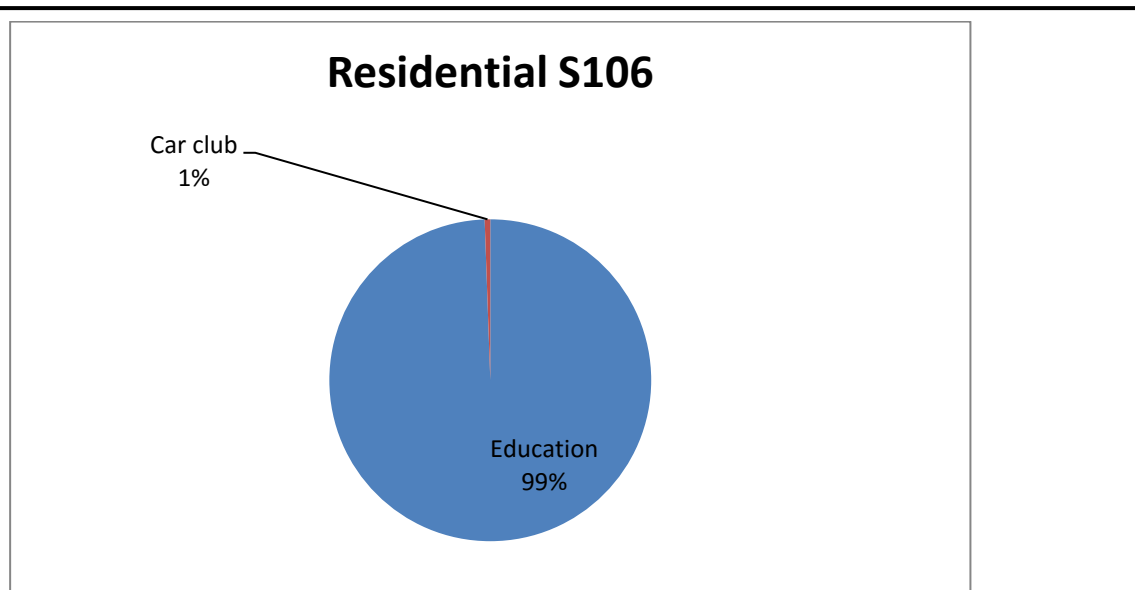


Figure 7 indicates that the majority of S106 monies collected in FY2015/16 on residential schemes were for education.

<b>INDICATOR Non-residential S106 secured in FY15/16</b>	
<b>Indicator reference</b>	<b>8</b>
<b>Outcome</b>	<b>£325,750</b>

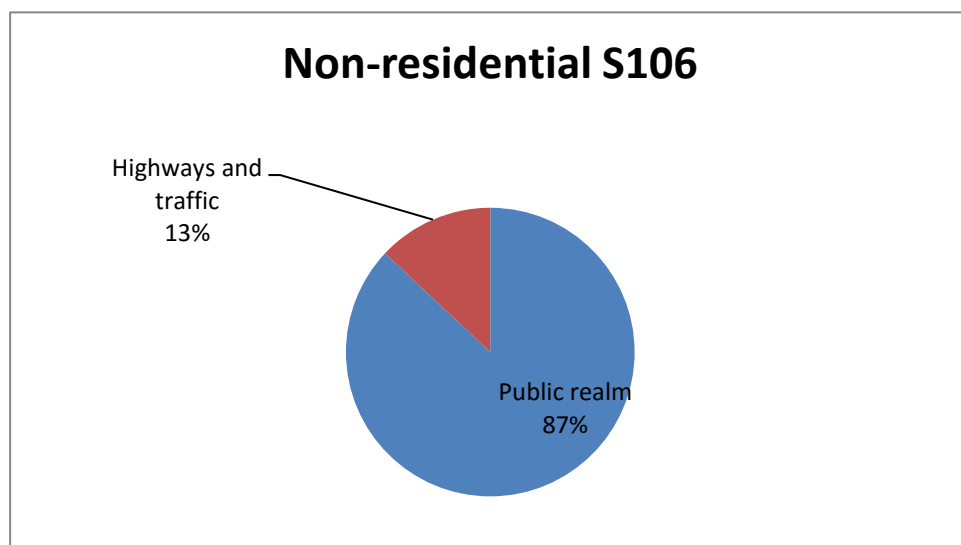
**Comment**

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


	<b>Planning reference</b>	<b>Decision</b>	<b>Address</b>	<b>Development Description</b>
<b>S106 from non-residential developments</b>	14/01425/FUL	14/8/15	Former Goresbrook Leisure Centre, Cook Road, Dagenham	Demolition of leisure pool, retention of sports hall blocks and erection of 3 storey extensions to create 'all through' school
	14/01256/FUL	20/4/15	Farmhouse Tavern, Dagenham Road	Change of use to function venue with ancillary restaurant use and associated erection of single storey side extension
	14/00966/OUT	1/4/15	Merriellands Crescent	Demolition of existing buildings and redevelopment of site to provide 4,097 sq.m. retail (Class A1) uses at ground

			floor level with 149 dwellings (Class C3) above together with ancillary structures, formation of new access points, 262 car parking spaces and installation of new services
Non-Reside	<b>S106 approved in FY 2015/16</b>		<b>£176,750</b>
	Public Realm		£153,750
	Highways		£23,000



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

As indicated in Figure 7, the S106 monies collected in FY 2015/16 from non-residential development were predominantly for public realm. Please note that the residential education contribution for mixed use scheme 14/00966/OUT has been included in Table 9 for residential S106 contributions.


INDICATOR		New Homes Bonus	
Indicator reference		9	
Outcome		£3,764,531	
Trend			
<b>Comment</b>			
For the period October 2015 to October 2016 Barking and Dagenham will			

receive £3,764,531 New Homes Bonus (NHB). For the period 2011/12 to 2015/16 this equates to a total of £11,479,118. This has been awarded for 2,096 net additions to housing stock, 368 empty homes brought into use and 1,230 affordable units.

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.

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.

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

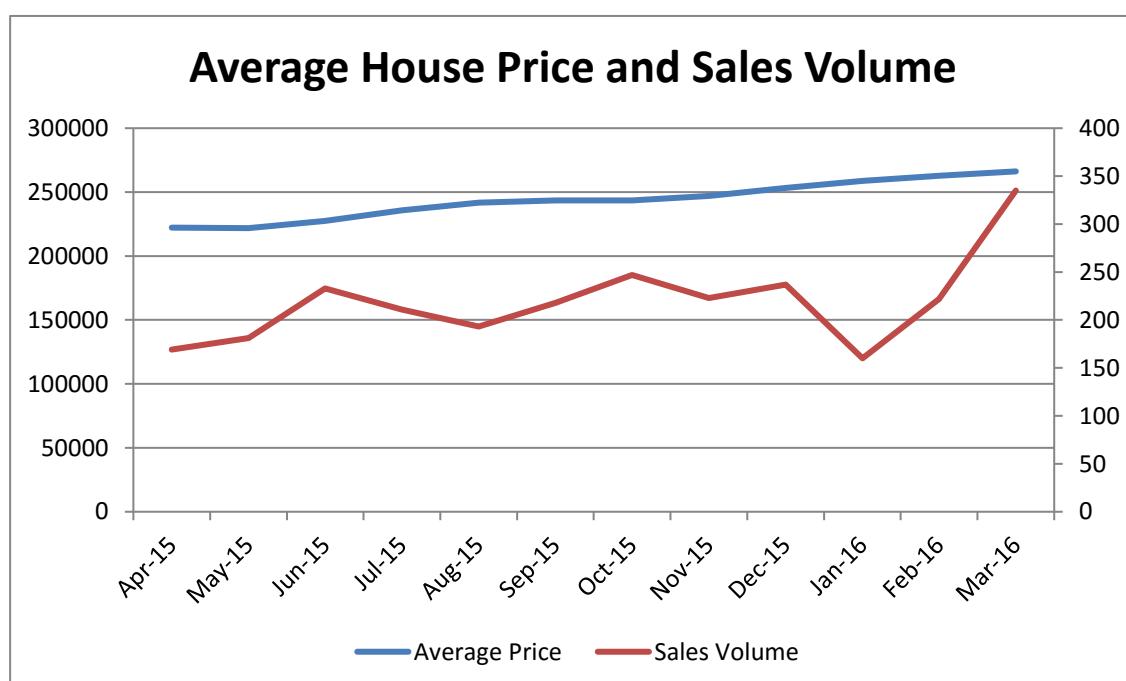
INDICATOR		Sales value
Indicator reference		10
Outcome		£266,209
Trend		

**Comment**

In March 2016, the end of year average house price in Barking and Dagenham was £266,209 (see Figure 9 below). This is a decrease of 2.9% from last year's average of £274,283 (Land Registry, 2016).


House prices in Barking and Dagenham are lower than those of Outer London. The average house in Outer London in March 2016 cost £403,845 (Land Registry, 2016). However, house prices in Barking and Dagenham are much higher than in the rest of England and Wales where the average price in March 2016 was £217,901.

**Figure 8:** Average house prices and sales volumes in Barking and Dagenham (April 2015 – March 2016). Source: Land Registry, 2016.




<b>INDICATOR</b>		<b>Affordability: average earnings in Barking and Dagenham 2015/16</b>	
<b>Indicator reference</b>	<b>11</b>		
<b>Outcome</b>	<b>See text below</b>		
<b>Comment</b>			
<p>Average weekly earnings of employees living in Barking and Dagenham have increased in 2015 to £534.5. This is higher than the UK's average weekly earnings of £529.6 per week in 2015. Looking at London as a region, average earnings have increased from the previous year, from 617.8 to £621.1 (see Table 10). Therefore the pay gap between Barking and Dagenham and the rest of London is widening.</p>			
<p><b>Table 10: Gross Weekly Pay - All Full Time Workers</b>            Barking and Dagenham Source: ONS annual survey of hours and earnings – resident analysis, 2016.</p>			
<p><b>Gross Weekly Pay - All Full Time Workers</b>  <b>Barking and Dagenham</b></p>			
<b>Year</b>	<b>Barking and Dagenham (£)</b>	<b>London (£)</b>	<b>Great Britain (£)</b>
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
2015	534.5	621.1	529.6
<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 <a href="http://www.nomisweb.co.uk/articles/341.aspx">http://www.nomisweb.co.uk/articles/341.aspx</a></p>			
<b>INDICATOR</b>		<b>Town Centre vacancy levels</b>	
<b>Indicator ref</b>	<b>12</b>		
<b>Outcome</b>	<b>Barking Town Centre</b>	Not known	
	<b>Dagenham Heathway</b>	Not known	
	<b>Chadwell Heath</b>	Not known	



	<b>Green Lane</b>	Not known	
<b>Trend</b>			
<b>Comment</b>			
Data is not available for 2015/16.			
<b>INDICATOR</b>			
<b>Barking Town Centre – net additional comparison and convenience floor space approved/completed in 15/16</b>			
<b>Indicator reference</b>	<b>13</b>		
<b>Outcome</b>	<b>Approvals</b> 8,062 sqm net new floor space permitted	<b>Convenience</b>	
		<b>Comparison</b>	
		<b>49%</b>	
		<b>51%</b>	
		<b>2,622sqm (15/01575/FUL)</b> <b>110sqm (14/00326/FUL)</b> <b>1,000sqm (14/01196/OUT)</b> <b>162sqm (15/01252/FUL)</b> <b>71sqm (15/01613/FUL)</b>	<b>4,097sqm (14/00966/OUT)</b>
	<b>Completions</b> 5,878 sqm net new floor space completed	<b>Convenience</b>	
<b>Comparison</b>			
<b>96%</b>			
	<b>5,636 sqm 11/00954/FUL</b>	<b>4%</b>	
	<b>242 sqm 11/00954/FUL</b>		
<b>Trend</b>			
<b>Comment</b>			
<p>Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery. Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.</p> <p>2,622 sqm of A1 convenience retail floor space has been approved for Lidl (15/01575/FUL). 5,636 sqm (net) of new convenience retail floor space and 424 sqm comparison retail floor space has been completed in Asda, London Road/North Street (11/00954/FUL) in FY2015/16.</p>			

<b>INDICATOR</b>	
<b>Net change in floorspace for ‘town centre uses’ in (i) Barking Town Centre and (ii) each of the District Centres</b>	
<b>Indicator reference</b>	<b>14</b>

<b>Table 11</b> Gains and losses in town centre uses in square metres (sqm) in Barking Town Centre in FY 2015/16.					
<b>Outcome</b>	<b>Completed Net change (sqm)</b>		<b>(i) Barking Town Centre</b>	A1	5,878
				A2	0
				B1	2,121
				D2	0
			<b>TOTAL</b>		<b>3,757 sqm</b>
			<b>(ii) District Centres</b> Chadwell Heath Dagenham Heathway Green Lane	<b>No change</b>	
<b>Trend</b>					
<p><b>Comment</b> Main town centre uses, as defined by the National Planning Policy Framework (NPPF), include:</p> <ul style="list-style-type: none"> <li>• Retail development (including warehouse clubs and factory outlets)</li> <li>• Leisure</li> <li>• Entertainment facilities</li> <li>• 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)</li> <li>• Offices</li> <li>• Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</li> </ul> <p><b>Barking Town Centre</b></p> <p><i>Completions</i> In Barking Town Centre the completed Asda superstore (11/00594/FUL)) resulted in an increase in 5,363 square metres of A1 floor space and 481sqm of B1 floorspace. The conversion of Barking Magistrates Court increased A1 floor space by 242sqm net. However, Prior Approval conversions from office to residential development (15,00144/PRIOFF, 15/00414/PRIOFF, 15/00735/PRIOFF and 14/01231/PRIOFF) contributed to a loss of 2,602 square metres of B1 office space. There was no A2 or D2 floor space completed within the town centre for financial year 2015/16.</p> <p><i>Approvals</i> Approvals include the demolition and reconstruction of the Lidl supermarket resulting in a net increase of 1,319 sqm of A1 floor space. The revised Fresh Wharf scheme (14/01196/OUT) includes 1,000sqm of A1 floorspace. Additionally, the residential le Cambridge Road development (15/01252/FUL) will include 162sqm of A1 floorspace.</p> <p>With regard to B1 floorspace, approved office to residential prior approvals totalled a loss of 4,062sqm office floorspace in favour of residential development (15/00144/PRIOFF, 15/00414/PRIOFF, 15/00419/PRIOFF, 15/00735/PRIOFF, 15/01576/PRIOFF, 15/01577/PRIOFF and 15/01799/PRIOFF). Additionally, the</p>					

residential led Cambridge Road scheme will include 162 square metres of B1 floorspace.

With regard to D2 floorspace, 120sqm was approved for a wedding hall at the former Britannia Public House on Church Road (14/00288/FUL).

**Table 12:** Net change town centre floor space approved in Barking Town Centre in FY 2015/16.


Losses	-2,602 sqm (PRIOFFs see above)
Gains	6,359 sqm (11/00954/FUL and 13/00378/FU)
<b>TOTAL</b>	<b>3,757sqm</b>

### 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 R Net change in employment floor space, within Strategic Industrial Land (SIL), Local Significant Industrial Sites (LSIS) completed in FY 2015/16

Indicator reference	15			
Outcome	Net loss	-13,500 sqm	Trend	
	<b>Table 13:</b> Completions: Net change of employment floor space.			
	<b>Within strategic industrial locations (SIL)</b>	<b>Planning reference</b>	<b>B1 sqm</b>	<b>B2 sqm</b>
				<b>B8 sqm</b>
		14/00456/FUL	1,743	-3,458
		15/00601/FUL		-9,427
	<b>Within locally significant industrial land (LSIL)</b>	14/00167/FUL		-4,100
		Total	1,743	-7,558
				-7,685

#### 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 (LSIS) are of local importance,

for example Freshwater Road and Selinas Lane.

*Completions*

In the FY 2015/16, there has been a net loss of 13,500 sqm of employment floor space within SILs and LSISs.

The major developments completed in 2015/16 are listed below.

**Table 14a:** Planning completions relating to employment uses

Borough Ref	B1 (sqm)	B2 (sqm)	B8 (sqm)	Development Description	Designation
11/00399/OUT	2,700	6,600		Outline planning application for the erection of 38,090 sq.m of commercial floorspace (Use Class B1, B2 and B8) together with a new access road south of Merriellands Crescent and vehicular and pedestrian accesses, car and cycle parking together with associated landscaping	Key Regeneration Area
12/00501/FUL		-2,025		Erection 4 storey building and 3/4/5/6 storey building comprising 15 one-bedroom flats, 48 two-bedroom flats and 10 three-bedroom flats with associated landscaping, parking and access	Barking Town Centre Key Regeneration Area
14/00167/FUL		-4,100		Erection of a public house/restaurant with flat above, access, parking and associated works	LSIS
14/00456/FUL	1,743	-3,485	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
14/00899/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 Unit (Plots C, D, F, G)	Key Regeneration Area

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15/00144/PRI OFF	-2,000			Notification of a proposed change of use from Class B1 offices to C3 residential use (25 one and two bedroom flats)	Barking Town Centre Key Regeneration Area
15/00601/FUL			<b>-9,427</b>	Permanent change of use of former storage and distribution premises and present Mercedes-Benz used van/car centre to sui generis use for the preparation, MOT testing, repair, servicing, display and sale of used vehicles following 5-year temporary planning permission	SIL
15/00759/REM			<b>4,234 (partly on Greenfie Id)</b>	Erection of two Class B1/B2/B8 units (4,295 sq.m) with associated parking and landscaping	Key Regeneration Area
	2,443	-3,010	2,712		

**Table 14b:** Planning approvals(majors) relating to employment uses


Borough Ref	B1 (sqm)	B2 (sqm)	B8 (sqm)	Development Description	Designation
13/00649/FUL	1,032	3,843		Erection of anaerobic digestion plant involving processing of food waste and production of gas and agricultural digestate, an animal by-products transfer station, ancillary equipment and two storey office/amenity block	SIL
14/01196/OUT		-37,584		Variation of conditions 4 (Parameter Plans), 12 (Flood Risk Assessment), 39 (Phasing Plan), 40 (Acoustic Bund and Screens), 42 (Energy Strategy), 63 (Building Heights), 64 (Blocks H and I Detailed Design) and removal of conditions 15 (Ground Source Heat Pumps) and 55 (A406 Footbridge Modification) in respect of outline planning permission 08/01325/OUT (redevelopment to provide up to 950 dwellings and 3,603 sq.m of commercial floorspace ranging between 6-22 storeys in height along with car parking, landscaping and associated development).	Barking Town Centre
14/01371/FUL			-1,758	Erection of banqueting hall with associated car parking	SIL
15/00144/PRIO FF	-2,000			Notification of a proposed change of use from Class B1 offices to C3 residential use (25 one and two bedroom flats).	Barking Town Centre
15/00156/REG3			-4,100	Erection of three storey three-form entry primary school and nursery, together with associated parking and landscaping	Barking Town Centre
15/00601/FUL			-9,427	Permanent change of use of former storage and distribution premises and present Mercedes-Benz used van/car centre to sui generis use for the preparation, MOT testing,	SIL



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				repair, servicing, display and sale of used vehicles following 5-year temporary planning permission	
15/00638/FUL		-5,500		Erection of 3 storey building to provide technical college with associated accessible car parking. landscaping and recladding of existing warehouse building in connection with reuse as ancillary workshops	LSIS
15/00759/REM			4,234	Application for approval of reserved matters following outline approval 11/00399/OUT - Erection of two Class B1/B2/B8 units (4,295 sq.m) with associated parking and landscaping	Key Regeneration Area
15/00909/CTY			7,700	Erection of concrete batching plant connected by conveyors to three 100 tonne cement silos and 4 aggregate storage bins and associated access ramp, mobile loading shovel, aggregate storage, drying and returns bays, water wedge pits and stone wash, admixture tanks, water tanks, demountable office buildings and associated areas of hardstanding and car parking	SIL
15/01238/CTY		-1,064		Use of site as waste transfer station for clinical and healthcare waste, cleaning and exchange service and storage of washroom and floorcare products	LSIS
15/01505/FUL			449	Erection of two warehouses with ancillary mezzanine offices and associated vehicle parking and manoeuvring areas	SIL
16/00070/FUL			2,067	Change of use of from place of worship (Class D1) to flexible use for Class B1(c) (light industrial), Class B2 (general industrial) and Class B8 (storage and distribution)	SIL
<b>Total:</b>	<b>-968</b>	<b>-40,305</b>	<b>-835</b>		

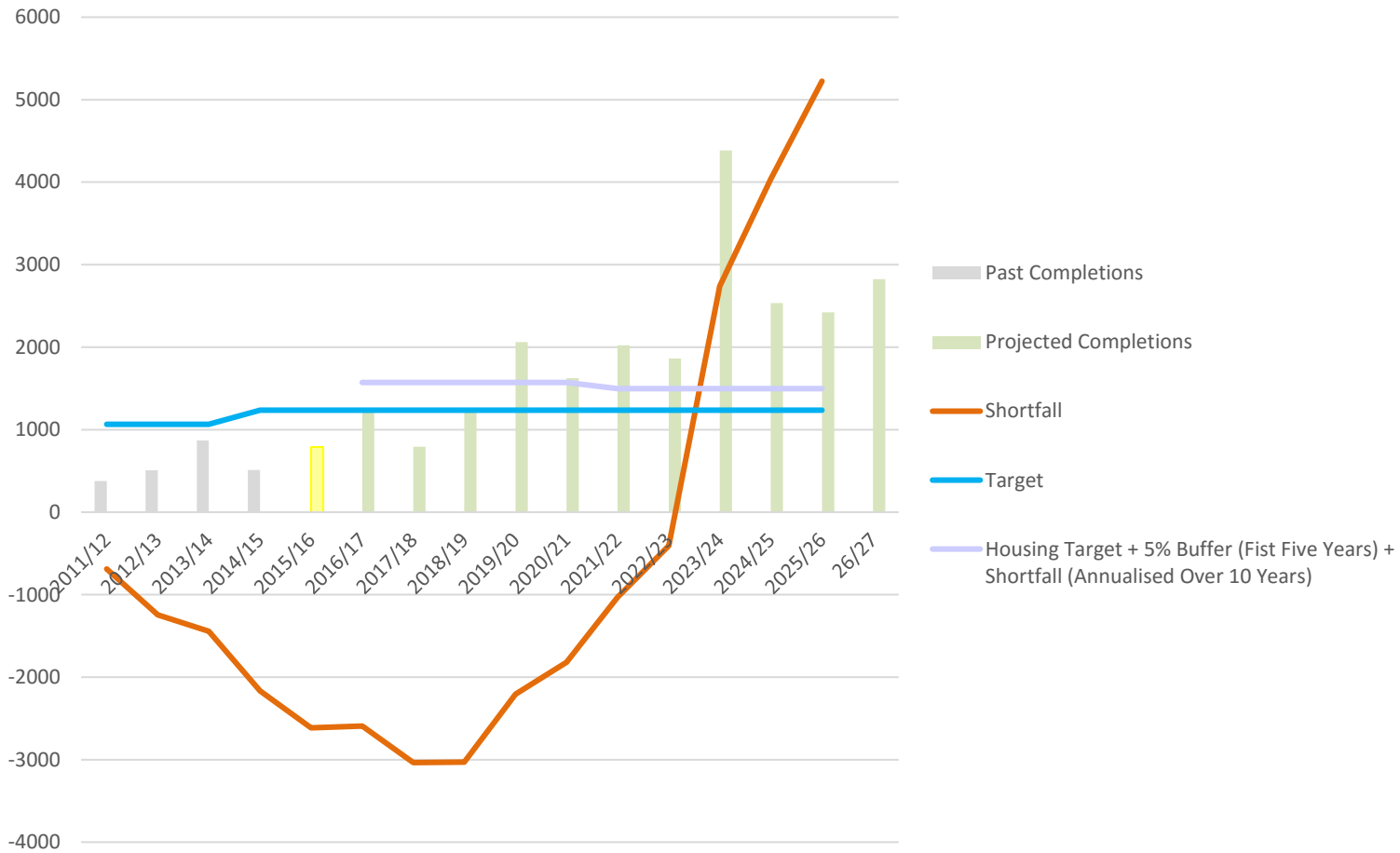
## 5 MANAGING GROWTH

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 Framework (NPPF) requirement	Annual target London Plan		1,236 units		
	Shortfall (annualised)		261		
	5%		75 units		
	20%		299 units		
Outcome	5 years supply	2016/17	6,975 units		
		2020/21	7,860 units		
	15 years supply	2016/17	20,198 units		
		2025/26	15,730 units		
Target met		X		Trend 	
INDICATOR		Net additional dwellings over the previous five year period		H2 a	17
Table 16: Net additional dwellings – in previous years					
Outcome	2011/12	2012/13	2013/14	2014/15	2015/16
	378	506	868	512	789
Target	1,065	1,065	1,065	1,236	1,236
Target met	X				
INDICATOR		Net additional dwellings for the reporting year		H2 b	18
Outcome		789 units (net)			
Target		1,236 units/annum			
Target met		X			
<b>Comment</b>					
In the FY 2015/16, 789 net additional homes have been completed. Completions have increased by 54% since last year (512 net units in FY 2014/15). The net figure takes into account demolitions.					

**Table 17:** Net additional units 2015/16

	Units Lost	Gross Units	Net Gain
FY2015/16	75	864	789

**Figure 9: London Borough of Barking and Dagenham Housing Trajectory**  
 (Based on 100% Implementation of identified sites) (Includes windfall)



**INDICATOR Net additional dwellings – in future years**

<b>Indicator reference</b>	<b>H2 c</b>	<b>Indicator 19</b>
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**Comment**

The National Planning Policy Framework, 2012 sets out that in order to ensure choice and competition in the market', LPAs need to identify an additional 5 percent (76 units) or 20 percent (307 units) of deliverable supply to their five year land supply. 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 1,236 new homes per annum up to 2025 as well as annualised shortfall 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).

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

Year	Previous	Monitor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
<b>Financial Year</b>	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	2029/30	2030/31
<b>Units</b>	512	789	1,257	793	1,242	2,061	1,622	2,022	1,861	4,383	2,534	2,423	2,823	2,772	2,683	2,772	2,638

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 3,003 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	82%	Trend											
<p><b>Comment</b>  <i>Completions and Approvals</i>                      In FY 2015/16 82 percent of all new and converted dwellings were built on previously developed or 'brownfield' land. Greenfield development included new bungalows on Margaret Bondfield Avenue, Earls Walk and Stansgate Avenue, Dagenham and residential development on Lymington Fields.</p> <p>In terms of approvals, 86% of the total approved units are on brownfield land.</p> <p><b>Table 19:</b> 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>92.08%</td> <td>3.969</td> <td>156</td> <td>18.318</td> <td>3.35</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)	92.08%	3.969	156	18.318	3.35
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)									
92.08%	3.969	156	18.318	3.35									

**Table 20:** Breakdown of the units completed on Greenfield land

Borough reference	Residential units on Greenfield	Residential site area on Greenfield
13/00764/REM	125	2.3
14/00795/REG3	5	0.17
14/00796/REG3	2	0.07
14/00797/REG3	24	0.81
	156	3.35

INDICATOR		Gross and net affordable housing completions (a) and approvals (b)	
Indicator reference	H5 (a, b)	22	
<b>Table 21 : Gross and net affordable housing completions (a) and approvals (b)</b>			
<b>Completions (a)</b>		<b>Gross</b>	<b>Net</b>
	<b>Total Affordable completions</b>	<b>392</b>	<b>325</b>
	<b>Affordable rent</b>	<b>223</b>	<b>223</b>
	<b>Social rented</b>	<b>83</b>	<b>83</b>
	<b>Intermediate</b>	<b>86</b>	<b>19</b>
		<b>Gross</b>	<b>Net</b>
<b>Approvals (b)</b>	<b>Total Affordable housing approvals</b>	<b>360</b>	<b>360</b>
	<b>Affordable rent</b>	<b>2</b>	<b>2</b>
	<b>Social rented</b>	<b>309</b>	<b>309</b>
	<b>Intermediate</b>	<b>49</b>	<b>49</b>
<b>Comment</b>			
<i>Completions</i>			

In 2015/16 392 new affordable homes were built. This represents 45% of all new homes built in the Borough. Of these, 21% are social rented, 22% were intermediate and 57% were affordable rent. However, in net terms, once demolitions are taken into account, affordable housing expressed as a net figure reduces to 325 units or 41% of the net completion total.

#### *Approvals*

In total, 360 gross affordable units were approved in 2015/16, which equates to 24% of gross approvals (1,515). In net terms, there were no net planning approvals involving the loss of affordable housing and thus the gross and net figures were the same.

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	8%



**Comment**

In total, 4 major developments\* containing dwellings (14/00966/OUT, 15/00651/FUL, 15/01252/FUL and 15/01778/FUL ) have been approved in FY 2015/16 totalling 635 units. One of these applications provided a S106 agreement that delivered affordable housing:

- **15/01252/FUL 16-48 Cambridge Road, Barking**  
This application sees 49 affordable units (out of a total 274 units) delivered via S106.

A second application, 15/01778/FUL Land in front of 1-29 Webber House, North Street, Barking, sees 14 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).







<b>INDICATOR</b>		<b>Unit mix: net percentage of family units (three + units)</b>							
<b>Planning Policy</b>		<b>Core Strategy: CC1</b>							
<b>Indicator reference</b>		CC1				<b>24</b>			
<b>Target</b>		40% (excluding Barking Town Centre) 30% Barking Town Centre							
<b>Outcome/Target met</b>		<p><i>Completions</i> 31.1% (excluding Barking Town Centre) ↓ 8.1% Barking Town Centre ↓</p> <p><i>Approvals</i> 8.4% (excluding Barking Town Centre) ↓ 9.6% Barking Town Centre ↓</p>							
<b>Comment</b>									
<i>Completions</i>									
8.1% of the proposed (gross) units completed in Barking Town Centre were family units. Outside of Barking Town Centre there was a decrease on last year in the numbers of completed family homes – 31.1% of the total proposed units completed were family units. This does not meet the adopted Core Strategy policy CC1 (2010), which seeks 40% of all housing to be family size units (3+ beds).									
<b>Table 22:</b> Percentage of family units completed in FY 2015/16 (gross(proposed units level))									
	<b>Total No of units (Gross)</b>	<b>%</b>	<b>Family units</b>	<b>No Units in BTC</b>	<b>%</b>	<b>Family units</b>	<b>No units Outside BTC</b>	<b>%</b>	<b>Family units</b>
<b>1 bed</b>	239	27.7		<b>99</b>	57.2		<b>140</b>	20.3	
<b>2 bed</b>	396	45.8		<b>60</b>	34.7		<b>336</b>	48.6	
<b>3 bed</b>	146	16.9	<b>26.5 %</b>	<b>14</b>	8.1	<b>8.1%</b>	<b>132</b>	19.1	<b>31.1 %</b>
<b>4 bed</b>	83	9.6		<b>0</b>	0		<b>83</b>	12.0	
<b>TOTAL</b>	<b>864</b>	100		<b>173</b>	100		<b>691</b>	100	
<i>Approvals</i>									
The percentage of family units approved in Barking Town Centre is 8.4%, thus not 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 2.4%, therefore failing to meet									

the 40% target as stipulated in Policy CC1.

**Table 23:** Percentage of gross family units approved in FY 2015/16

	Total No of units	%	%Family units	In BTC	%	Family units	Outside BTC	%	Family units
<b>1 bed</b>	<b>496</b>	32.7		<b>399</b>	31.4		<b>97</b>	39.4	
<b>2 bed</b>	<b>891</b>	58.8		<b>748</b>	58.9		<b>143</b>	58.1	
<b>3 bed</b>	<b>126</b>	8.3	<b>8.4 %</b>	<b>121</b>	9.5	<b>9.6%</b>	<b>5</b>	2.0	<b>2.4%</b>
<b>4+ bed</b>	<b>2</b>	0.1		<b>1</b>	0.1		<b>1</b>	0.4	
<b>TOTAL</b>	<b>1,515</b>	100		<b>1,269</b>	100		<b>246</b>	100	

## 6 SUSTAINABLE RESOURCES AND THE ENVIRONMENT

<b>INDICATOR</b>		<b>Code levels of new homes on schemes above ten units (completed and approved)</b>			
Indicator reference	CP3 1	25			
Target met		Trend 			
<b>INDICATOR</b>		<b>Percentage of major and strategic residential developments which meet 25% carbon dioxide reduction targets against 2010 building regulations (code level 4)</b>			
Indicator reference	26				
Outcome	Completions			Approvals	
	Strategic	0%		Strategic	100% 
	Major	63%		Major	0% 

**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.

Please note that the Deregulation Bill (2015) withdrew the Code for Sustainable Homes (in England) following which Local Authorities no longer needed to apply conditions requiring new development to comply with the Code for Sustainable Homes and were no longer able to enforce such conditions.

There were 9 major developments approved and completed in the borough and of these, 5 applied the Code Level 3 standards or above, as required by Policy BR1.

There were 7 strategic developments approved and completed in the borough and of these, 3 applied Code Level 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 40% carbon dioxide reduction targets against 2010 building regulations

Application	Name	Standard	% of which meet 25% CO2 target
<b>Strategic applications</b>	06/01284/OUT	Code Level 3	0%
	10/01038/FUL/ 13/00644/FUL	Code Level 3	
	04/01230/OUT	No condition	
	13/00764/REM	Code Level 3	
<b>Major applications</b>	11/00954/FUL	Code Level 4	63%
	12/00501/FUL	Code Level 4	
	13/00378/FUL	Code Level 4	
	15/00144/PRIOFF	No condition	
	13/00363/FUL	Code Level 4	
	14/00797/REG3	Code Level 4	
	13/00814/REM	No condition	
	13/00510/FUL	No condition	

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



Application	Name	Standard	% of which meet 25% CO2 target
<b>Strategic applications</b>	14/00966/OUT	Code level 4	100%
	14/01196/OUT	Code level 4	
	15/01252/FUL	Code level 4	
<b>Major applications</b>	15/01778/FUL	No condition	0%

<b>INDICATOR</b>			
<b>Percentage of units approved and completed that meet wheelchair accessible housing standards and Lifetime Homes Standard</b>			
<b>Indicator reference</b>	<b>CP3 3</b>		<b>27</b>
<b>Outcome</b>		<b>Completi ons</b>	<b>Approval s</b>
	<b>Lifetime home standard</b>	<b>100%</b> 	<b>98%</b> 
	<b>Wheelchair homes completions</b>	<b>11%</b> 	<b>10%</b> 
<b>Trend</b>			
<b>Comment</b>			
<p>All major and strategic development completed in 2015/2016 met the Lifetime Homes Standard (LTH). 98% of major and strategic development approved in 2015/2016 also abided by the Lifetime Homes Standard (LTH). Tables 26 and 27 provide the planning references for each scheme.</p> <p>The wheelchair homes standard of 10% was met on all major and strategic developments (completions and approvals) and on some developments the standard was exceeded (see Tables 26 and 27 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><b>Table 26:</b> Percentage of units <i>completed</i> that meet Lifetime Homes Standard and Wheelchair Accessible housing standards for major and strategic developments</p>			

Planning Reference	Total Resi Units	LTH Total	% LTH	Wheel - chair Acc Units Total	% Wheel-chair Acc Units
11/00954/FUL	100	100	100%	12	12%
12/00501/FUL	73	73	100%	7	10%
13/00378/FUL	24	24	100%	4	17%
15/00144/PRIOFF Conversion	25	N/A	N/A	N/A	N/A
13/00363/FUL	59	59	100%	6	10%
14/00797/REG3	24	24	100%	24	100%
13/00814/REM (12/00178/OUT)	27	27	100%	3	11%
13/00510/FUL	46	46	100%	5	11%
06/01284/OUT	936	936	100%	94	10%
13/00644/FUL (10/01038/FUL)	272	272	100%	27	10%
04/01230/OUT	68	68	100%	7	10%
13/00764/REM	125	125	100%	13	10%
<b>Total</b>	<b>1,779</b>	<b>1,754</b>	<b>100%</b>	<b>202</b>	<b>11%</b>

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

Planning Reference	Total Resi Units	LTH Total	% LTH	Wheel - chair Acc Units Total	% Wheel-chair Acc Units
14/00966/OUT	149	149	100%	15	10%
14/01196/OUT	950	950	100%	95	10%
15/01252/FUL	274	247	90%	32	12%
15/01778/FUL	28	25	90%	2	7%
<b>Total</b>	<b>1,401</b>	<b>1,371</b>	<b>98%</b>	<b>144</b>	<b>10%</b>

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 2015/16.

There has been a loss of garden land to residential development. Two 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
<b>Total</b>		<b>0</b>	<b>0</b>				

**Table 29:** Completed units on former garden land

Borough Reference	Completed units on former garden land
13/00518/FUL	1
14/00323/FUL	1
<b>Total</b>	<b>2</b>

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	199	4	661
	Percentage	23%	0.5%	76.5%
	Approvals	242	11	1260
	Percentage	16%	0.7%	83.3%



**Comment**

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.

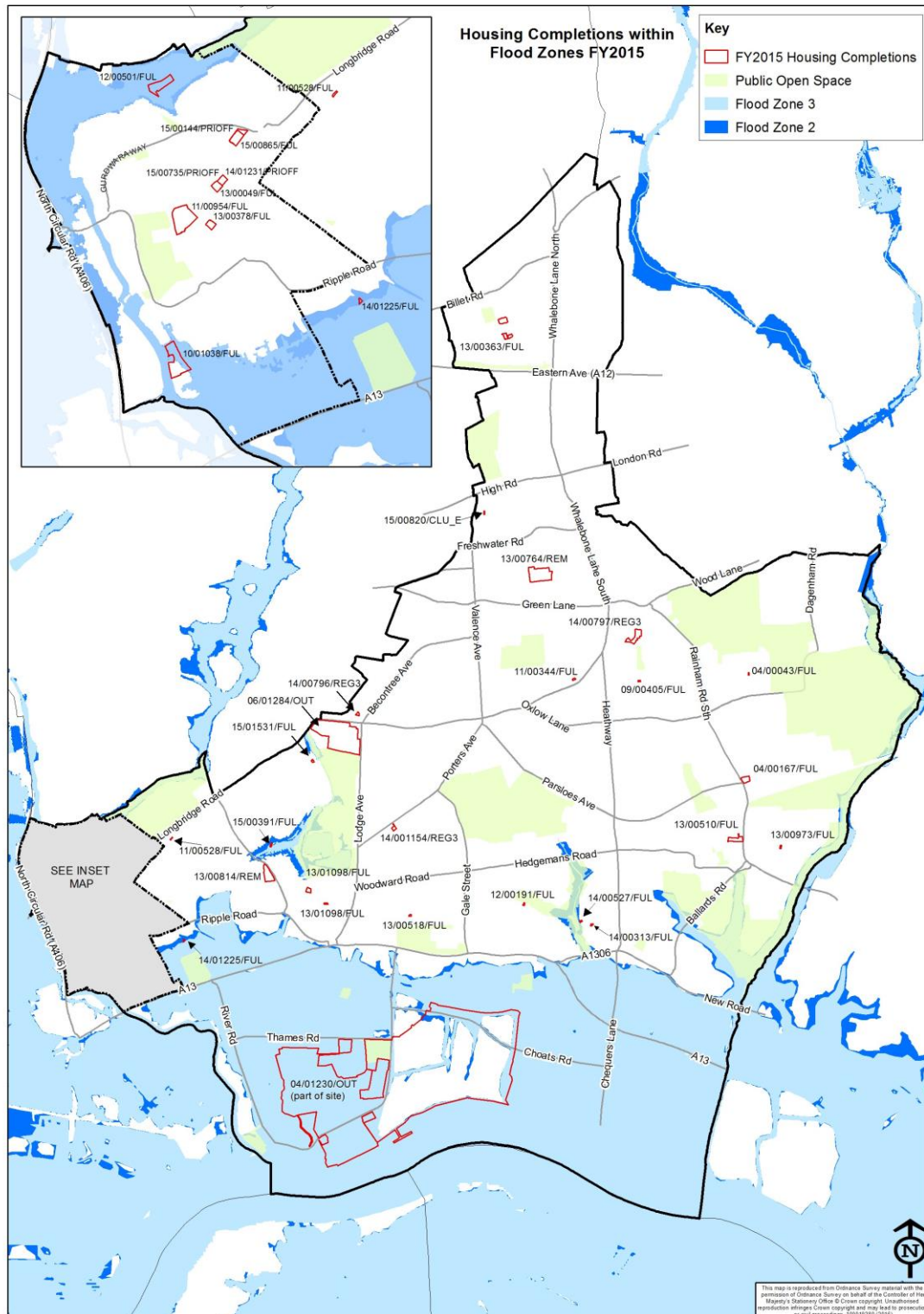
The Environment Agency has grouped areas of the borough by level of risk. This is reflected by three levels of flood zone. This is irrespective of any defences that exist. Flood zone 3 is the zone highest at risk and in this borough it covers the southern part at risk from tidal flooding via the Thames estuary and the river Roding. Flood zone 3 can be further broken down into zones 3a and 3b (see Strategic Flood Risk Assessment, LBBD, 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.

It should be noted that application 14/01196/OUT (Fresh Wharf) covers flood zone areas 2 and 3 and only approximately 90 of the units actually fall within flood zone 3.

**Table 30:** Number of homes completed and approved in the Flood zone 3 in FY 2015/16


Completions Planning reference	No of homes	Approvals Planning reference	No of homes
04/01230/OUT	68	14/00966/OUT	149
10/01038/FUL	56	14/01196/OUT	90 (911 total)
12/00501/FUL	73	15/00391/FUL	2
15/00391/FUL	2	15/00620/FUL	1
<b>TOTAL</b>	<b>199</b>	<b>TOTAL</b>	<b>242</b>

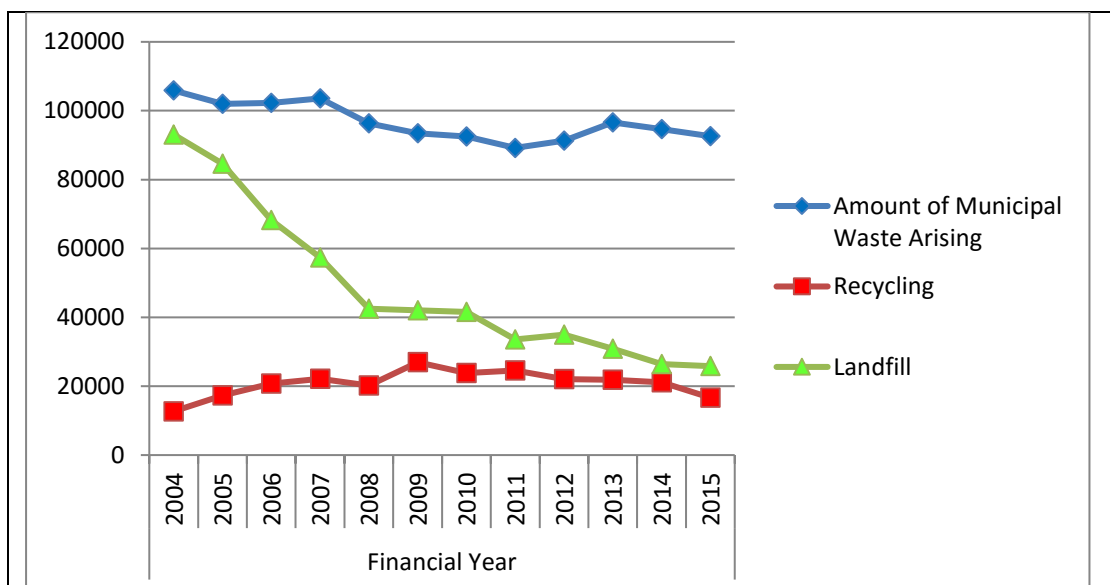
**Figure 10: Housing completions within Flood Zones**  
 Source: Environment Agency 2015





<b>INDICATOR</b>		<b>Capacity of new waste management facilities by East London waste planning authority (approved and completed).</b>		
<b>Planning Policy</b>		Core Strategy: CR3 Borough Wide: BR15 Joint Waste Plan (2012)		
<b>Indicator reference</b>		<b>W1</b>	<b>31</b>	
<b>Outcome</b>		<b>Completions</b>	<b>Approvals</b>	<b>Certificates of Lawful use</b>
<b>Recovery facility capacity standard</b>		<b>0 tonnes per annum</b>	<b>4,999 tonnes of waste/annum (t/a)</b>	<b>0 tonnes of waste/annum (t/a)</b>
<b>1 ha</b>	<b>13,280 tonnes</b>			
<b>(East London Waste DPD)</b>				
<b>Comment</b>				
<p>The Joint Waste DPD has been prepared by the East London Waste Authority Boroughs; Barking and Dagenham, Havering, Newham and Redbridge.</p> <p>The 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 2015/16, the following new waste site was approved:</p>				
<b>Planning reference</b>	<b>Description</b>	<b>Address</b>	<b>Site area (ha)</b>	<b>Capacity (t/a)</b>
15/01238/CTY	Use of site as a waste transfer station for clinical and healthcare waste, cleaning and exchange service and storage of washroom and floorcare products.	Unit 3, New England Estate, Gascoigne Road, Barking	1.238	4,999
<p>In addition, approval was given for expansion of the BIFFA Waste Transfer Station, Maybells Farm, Ripple Road, Barking (15/00065/CTY). The total site area is now 15.084ha and the capacity remains at 218,000tonnes. 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. 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.</p>				

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)	25,824	16,667	50,133	92,625
	Percentage	28%	18%	54%	100%
	Recycling		Other recovery		Composting
Target	2010	27%	13%	13%	
	2015	30%	22%	15%	
	2020	33.5%	25%	16.5%	
Outcome	18%				
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 18% which is considerably below the 2015 target of 30%. However, the total amount of waste has reduced and the percentage of waste going to landfill has remained at 28% (see Figure 12 below).</p>					



**Figure 12:** 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**

**Outcome** None

**Comment**

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

**Schedule 1**

Site
• Frizlands Lane Reuse & Recycling Centre, Depot Frizlands Lane Dagenham RM10 7HX
• White Mountain Roadstone Ltd, 1 Western Extension Chequers Lane, Dagenham, Essex RM9 6QD
• Closed Loop Recycling SITA UK Ltd, Choats Road, Dagenham, RM9 6LF
• Reuse Collections Limited, Dagenham RM9 6QD
• Jewometals (UK) Ltd, 12-14 River Road, Alexander Wharf, Barking, RM9 6QD
• Hunts Wharf, Perry Road, Dagenham

**Schedule 2**

• Dagenham Dock Sustainable Industries Park, Choats Road
--

No safeguarded waste sites have been developed for non-waste uses.


<b>INDICATOR</b>	<b>Actual throughput on Schedule 1 sites in LBB</b>
<b>Indicator reference</b>	<b>34</b>
<b>Outcome</b>	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	No change
Target met	Yes
<p><b>Comment</b></p> <p>The Borough's historic environment continues to be protected and enhanced. There was no change to the list in FY2015/16. .</p> <p>There are 4 conservation areas in Barking and Dagenham:</p> <ul style="list-style-type: none"> <li>• Abbey and Barking Town Centre</li> <li>• Abbey Road Riverside</li> <li>• Chadwell Heath Anti-aircraft Gun Site</li> <li>• Dagenham Village</li> </ul> <p>Barking and Dagenham has 45 listed buildings and structures on the statutory list, these are categorised as follows:</p> <ul style="list-style-type: none"> <li>• 3 Grade I listed buildings</li> <li>• 5 Grade II* listed buildings</li> <li>• 37 Grade II listed buildings</li> </ul> <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:  <a href="http://www.lbbd.gov.uk/Environment/PlanningPolicy/Pages/HeritageAndConservation.aspx">http://www.lbbd.gov.uk/Environment/PlanningPolicy/Pages/HeritageAndConservation.aspx</a></p>	



<b>INDICATOR</b>	<b>Change in the number of buildings on English Heritage's Buildings at Risk Register</b>
<b>Planning Policy</b>	Core Strategy: CP2 Borough Wide: BP2 Barking Town Centre AAP: BTC19
<b>Indicator reference</b>	<b>36</b>
<b>Outcome</b>	<b>Remains at 8</b>
<b>Trend</b>	
<p><b>Comment</b></p> <p>There are eight statutorily listed Heritage Assets on the Historic England at Risk Register:</p> <ul style="list-style-type: none"> <li>• Chadwell Heath Anti-aircraft Gun Site (conservation area)</li> <li>• Chadwell Heath Anti-aircraft Gun Site</li> <li>• Church of St Peter and St Paul's</li> <li>• The Warren Stone</li> <li>• Barking Abbey (Scheduled Ancient Monument)</li>   <li>• Magistrates Court, East Street</li> <li>• The Old Vicarage</li> <li>• The Marks Stones</li> </ul> <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 remained the same this year. Planning consents for both the Magistrates Court and The Old Vicarage, are currently under construction. Once complete, the works may allow these buildings to be removed from the Register.</p>	

## 8 DUTY TO COOPERATE

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

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

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

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

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

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

The Council has and continues to engage constructively with other local planning authorities and other public bodies following the approach set out in the National Planning Policy Framework.

During the period covered by this AMR the council provided representations to the Department of Communities and Local Government on their Community Infrastructure Levy review – January 2016.

The Council also consulted on the following:

- Local Plan Issues and Options report - 14 October 2015 to 29 January 2016