

London Borough of Barking and Dagenham Authority Monitoring Report 2016/17



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Cover photo: 98-100 Abbey Road, 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 2016/17 has been on developing a new Local Plan. 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.

Redevelopment of The Leys in Dagenham (13/00229/FUL) was completed in 2016/17, providing 158 new affordable homes comprising 36 1-bed apartments and 23 2-bed apartments in two four storey blocks, and 28 2-bed, 55 3-bed and 16 4-bed houses.



The Leys, Dagenham

In addition, a new housing development (11/00173/FUL) was completed on 98-100 Abbey Road of two seven-storey blocks comprising 32 1-bed, 41 2-bed and 7 3-bed flats (see cover photo). Twenty six of the flats are affordable.

Approvals have been granted for several major housing schemes including:

- 18 x 2-bed flats and 7 x 1-bed flats at New Enterprise House, Chadwell Heath;
- 14 x 1-bed flats and 10 x 2-bed flats including ground floor A1/A3 space at Barking Police Station;
- 118 residential units including ground floor commercial space for creative industries at Abbey Park Industrial Estate;
- 597 residential units and flexible commercial space at Abbey Retail Park;
- 45 residential units on land rear of and including 243-245 High Road, Chadwell Heath;
- 26 x 2-bed flats, 4 x 2-bed houses and 25 x 3-bed houses on land south of cemetery, Whalebone Lane North
- Redevelopment including new church, community centre, nursery, life skills centre and 38 residential units including 6 x 2-bed key worker accommodation at Kingsley Hall, Parsloes Avenue.

The Barking and Dagenham Local Plan Monitoring Report covers the period from the 1 of April 2016 to the 31 of March 2017. 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 thirteenth 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 2017**
- **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.

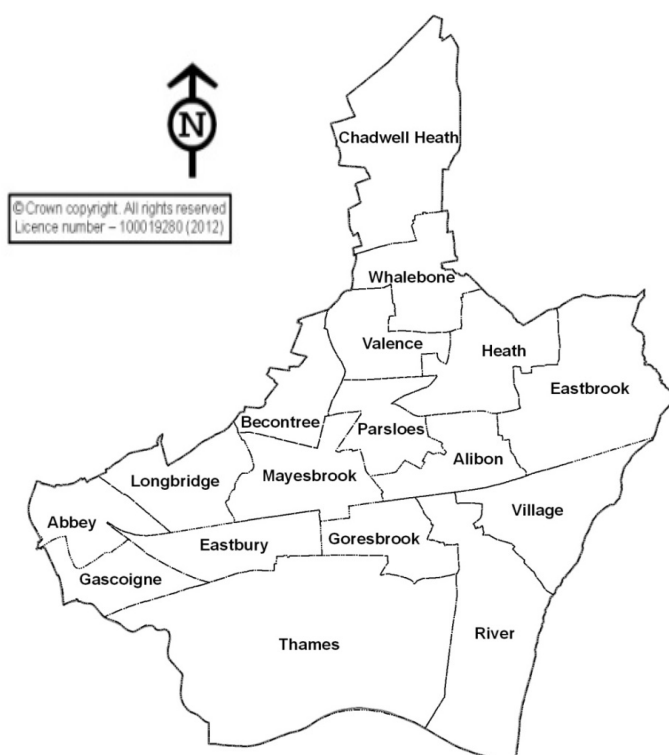


Figure 3: Barking and Dagenham Wards

1.3.1 Population and Age Structure

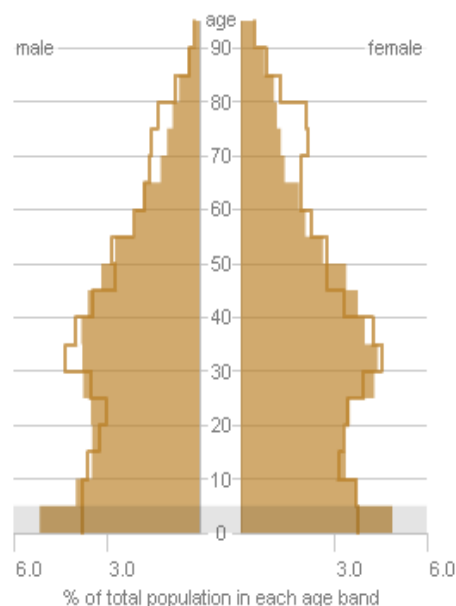
The first round results from the 2011 Census were released by ONS in July 2012. The population of the borough has increased by 22,000 to 185,900 between 2001 and 2011. This is a 13.4% increase in the borough's population. The population has since increased further to 206,460 (ONS Mid Year Estimate 2016). That is an increase of 4,481 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



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 1% in FY 2016/17 (up 164 offences reported) (MET Police, 2017). 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 2016/17	Trend	Mitigation Action
POLICY MAKING AND DEVELOPMENT CONTROL PERFORMANCE			
Planning documents	<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>Consultation on the Issues and Options Report between 14 October 2015 and 29 January 2016.</p> <p>Work has been ongoing to compile the evidence base and draft the new Local Plan in 2016/17.</p>		<p>Review the Local Plan.</p> <p>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, there was no new retail/employment floorspace completed in 2016/17.</p> <p>In terms of approvals, there were losses of retail floorspace overall although 883 square metres A1 space was approved at Ripple Road, Abbey Road and Tanner Street . 123 square metres of A3 floorspace and 123 square meters of B1 floorspace was approved as part of the Abbey Retail Park (15/01635/FUL).</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	596 net additional units have been built. This is a decrease on the 789 units built last year. The new London Plan target of 1,236 units has not been met.		
Affordable units	In 2016/17 29% of gross completed units were affordable, with 175 units being delivered. This is a 16% decrease on 2015/16 when 45% of gross completed units were affordable. In 2016/17, 15% of gross approvals were affordable units. This is a decrease on last year.	 	
SUSTAINABLE RESOURCES AND THE ENVIRONMENT			
Sustainable construction	100% strategic residential approvals and 66% completions meet Code Level 4. 100% Major application approvals and 100% completions meet Code Level 4.	 	
Flooding	There has been an increase in the number of homes approved and completed in Flood Zone 3.		
Waste	We have not achieved the 2015 target of recycling 30% of waste but the amount recycled has increased from 18% to 24%. The total amount of waste has increased but the percentage of waste going to landfill has reduced from 28% to 11%.		
CREATING A SENSE OF PLACE			
Housing Quality	1005 of homes have been built to Lifetime Homes Standard.		Ensure officers are requiring homes to meet


	The percentage of homes meeting the 10% wheelchair target has been met.		Lifetime Homes Standard
Protecting open spaces	100% of of units were completed on brownfield land.		Continue upholding Policy which directs development to previously developed brownfield land.

2 POLICY MAKING AND DEVELOPMENT CONTROL PERFORMANCE

INDICATOR	
Planning Policy	Plan Making
	Core Strategy: CM1
Indicator reference	1
Outcome	See below
Comment	
<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 continued in FY 2015/16 with the first consultation on the Issues and Options Report between 14 October 2015 and 29 January 2016. In 2016/17 work has been ongoing to complete the evidence base and develop a draft Local Plan.</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>	
Key milestones in Local Plan Review	
Stage	Timescale
Publish Local Development Scheme	Q3 2015
Consult on the Sustainability Appraisal Scoping Report	Q1-Q2 2015
Develop the Sustainability Appraisal Framework	Q1 2015
Continue to Refine Evidence Base	Q2 2015 – Q2 2018
Publish Local Plan: Issues and Options Consultation (Regulation 18)	Q4 2015 – Q1 2016
Begin Engagement with Duty to Cooperate Partners	Q3 – Q4 2015
Refine Objectives, Strategic Vision, Strategic Policies and Allocations/ Designation	Q4 2016 – Q2 2018


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Review Issues and Option Consultation Representations and Respond Through Report	Q4 2017 – Q1 2018
Pre-Submission Local Plan Consultation (Regulation 19)	Q2 – Q3 2018
Request Opinion from the Mayor of London (Regulation 21)	Q2 – Q3 2018
Sustainability Appraisal Published for Consultation	Q2 – Q3 2018
Submission to the Secretary of State Via Planning Inspectorate (Regulation 22)	Q3 2018
Examination in Public	Q4 2018 – Q1 2019
Receipt of Inspectors Report	Q1 – Q2 2019
Adoption	Q3 2019

INDICATOR	Total number of planning decisions
Planning Policy	Core Strategy: CM1
Indicator reference	2
Outcome	786 planning applications
Trend	

Comment

Compared to last year, there has been a decrease of 11% in the number of planning applications decided in FY2016/17 (Source: PS2 return, LBBD 2017).

INDICATOR	% of all applications received which were approved
Indicator reference	3
Outcome	75.57% of planning applications approved
Trend	


Comment


During the financial year 2016/17, 786 applications were processed and the majority of these (75.57%) were approved. There is a decrease in the number of planning applications submitted, and a small decrease on last year's approval figures.

Table 3: Comparative number of applications approved 2011/12 – 2016/17

	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
FY 2016/17	786	594	75.57

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 5,831.9 patients registered per GP (QOF 16/17, NHS Digital). This is an increase of 3.8% from last year's figure of 5,620.8 (QOF 15/16, NHS Digital).</p>		

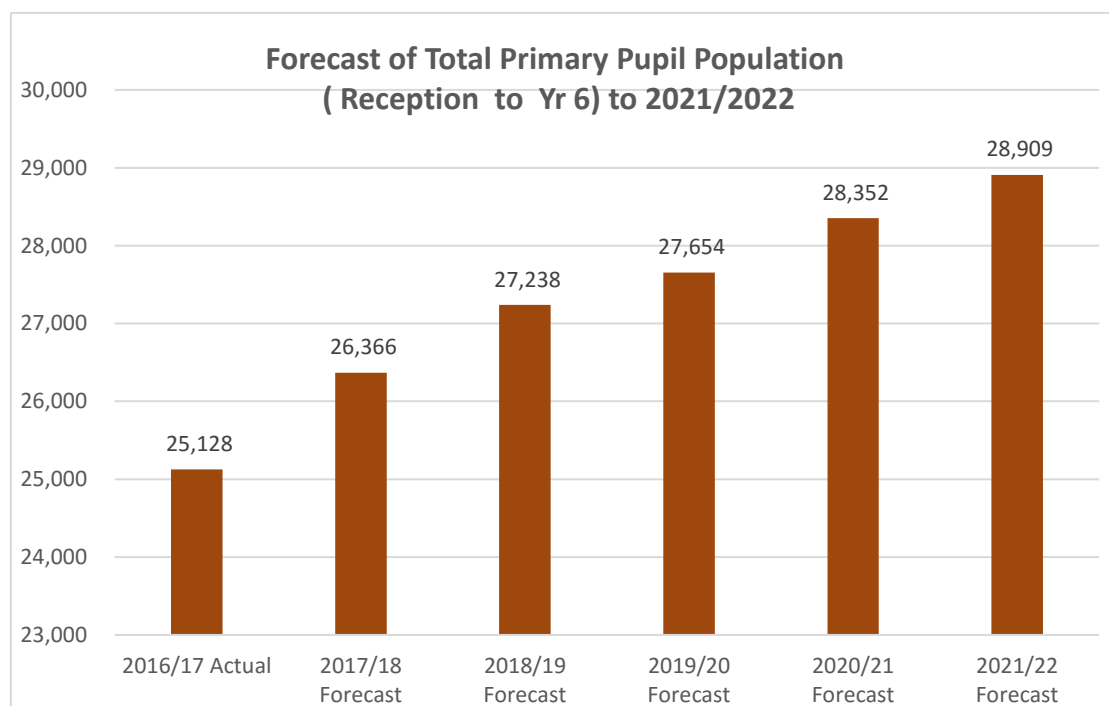
INDICATOR		Available School Places						
Planning Policy	Core Strategy: CC2							
Indicator reference	5							
Outcome	See below							
Trend								
Comment								
<p>The number of pupils in primary schools in FY 2016 has increased by circa 530 pupils (equivalent to approximately 18 classes) since 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, together with planned new house building in the borough. Consequently, by FY 2021, the forecast is for an additional circa 3,800 primary pupils (equivalent to six 3FE Primary Schools). This increase is based on the May 2017 pupil census together with the March 2017 GLA birth forecasts and house build information from Regeneration.</p>								
Table 4: Increase in Primary Pupils from 2015/16 to 2016/17								
Year Group	Reception	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Total Increase
Increase from 2014/15 to 2015/16	84	13	67	(55)	79	248	92	528
<p>The number of children in Reception Year for FY 2016 increased by 84 since the previous year. The forecasts for the number expected in Reception Year in the next</p>								

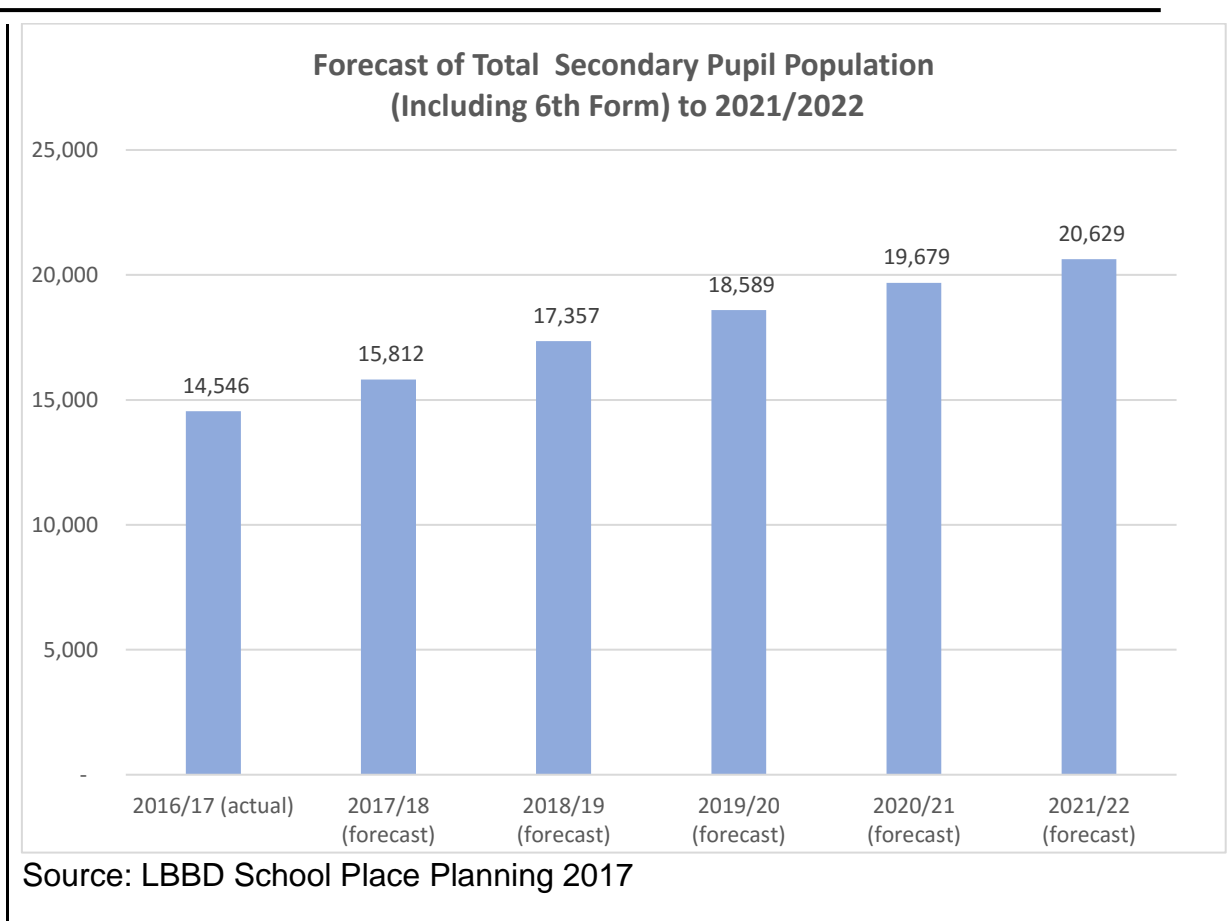
five years (FY 2021) shows an expected increase of circa 430 pupils – this would require nearly five 3FE Primary Schools. Thereafter, Reception Year numbers are expected to continue increasing steadily reflecting increased birth numbers together with the house-build programme.


Increases in secondary school demand for places began rising from 2014/15. The forecast increase in Year 7 demand for school places in the next five years (FY 2021) shows an expected increase of circa 660 pupils. This number of pupils would require over two 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 pupil numbers in Barking and Dagenham





INDICATOR	Overall CIL liability of developments approved in 16/17
Planning Policy	Core Strategy: CC3
Indicator reference	6
Outcome	£2,178,025.28 Mayoral CIL £1,343,872.29 LBBB CIL
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 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>	

LBBD's CIL Charging Schedule came into force on 3 April 2015 (See table 6 below).

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 2016 and 31 March 2017 £988,721.67 of Crossrail CIL was collected in Barking and Dagenham. In addition, liability notices totalling £2,178,025.28 were issued during this period.

Barking and Dagenham CIL

Between 1 April 2016 and 31 March 2017, £1,351,173.13 LBBD CIL was collected and liability notices totaling £1,343,872.29 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 FY16/17

Indicator reference

7

Outcome

£1,382

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 2016/17	1,450
	S106 approved in FY 2016/17	£2,003,587
	Charge per unit	£1,382
	Land (15/00427/FUL)	62,587
	Car club (15/01252/FUL)	5,000
	Car club (15/01526/FUL)	5,000
	Car club (15/01635/FUL)	5,000
	Traffic modelling (15/01635/FUL)	20,000
	Affordable Housing (16/00368/FUL)	100,000
	Traffic Markings (16/00504/FUL)	3,000
	Affordable Housing (15/00362/FUL)	800,000
	Traffic Markings (16/00798/FUL)	3,000
Affordable Housing (16/01025/FUL)	1,000,000	

In total, 1,450 additional units were approved in 2016/17. 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. N.B. This only includes developments with an associated S106.

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

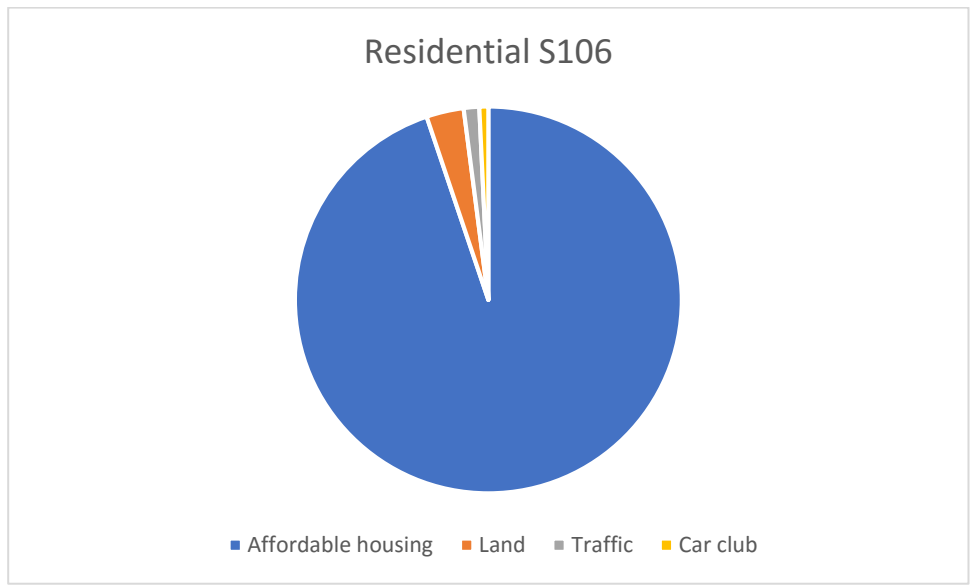


Figure 7 indicates that the majority of S106 monies collected in FY2016/17 on residential schemes were for affordable housing.

INDICATOR		Non-residential S106 secured in FY16/17
Indicator reference		8
Outcome		£35,200

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	15/00951/OUT	10/5/16	Former Sanofi Aventis, Rainham Road South, Dagenham	Application for variation of conditions 5 (parameter plans) and 24 (car parking) in respect of planning permission 14/00959/OUT.
	16/00354/FUL	5/12/16	Dagenham Motors, Ripple Road, Barking	Demolition of existing single storey brick building in association with change of use of stone masons yard to form extended vehicle

	16/01475/FUL	23/3/17	Eddie Stobart, Goresbrook Park, 1 Pooles Lane, Dagenham	Demolition of Units 4 and 5, erection of new warehouse building adjacent to Unit 1 to provide 16,908sqm of floorspace (GIA) and relocation of existing traffic office, vehicle maintenance unit building, and HGV parking.
Non-Residenti	S106 approved in FY 2016/17			£35,200
	Monitoring			£2,000
	Trees			£3,200
	Playground			£30,000

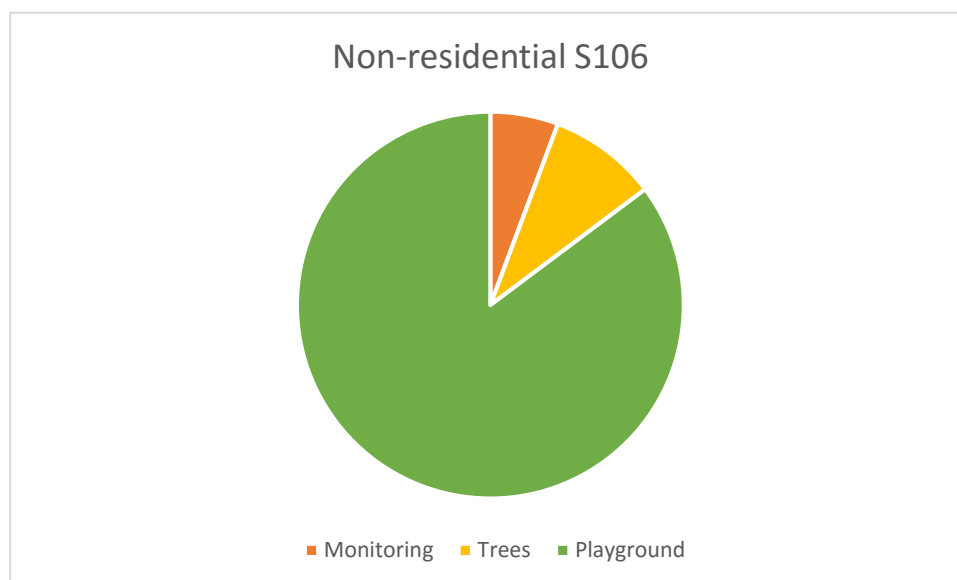


Figure 7: Heads of Terms for S106 agreements collected from non-residential developments

As indicated in Figure 7, the S106 monies collected in FY 2016/17 from non-residential development were predominantly for a playground. Please note that S106 contributions for mixed use schemes 15/01526/FUL (Abbey Park Industrial Estate) and 15/01635/FUL (Abbey Retail Park) have been included in Table 9 for residential S106 contributions.

INDICATOR		New Homes Bonus
Indicator reference	9	
Outcome	£2,172,770	
Trend	↑	

<p>Comment</p> <p>For the period October 2016 to October 2017 Barking and Dagenham will receive £2,172,770 New Homes Bonus (NHB). (The total payment in 2016/17 including previous delivery is £5,937,301). This has been awarded for 1,299 net additions to housing stock 57 empty homes brought into use and 1,192 affordable units. The total received for the period 2011/12 to 2015/16 was £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

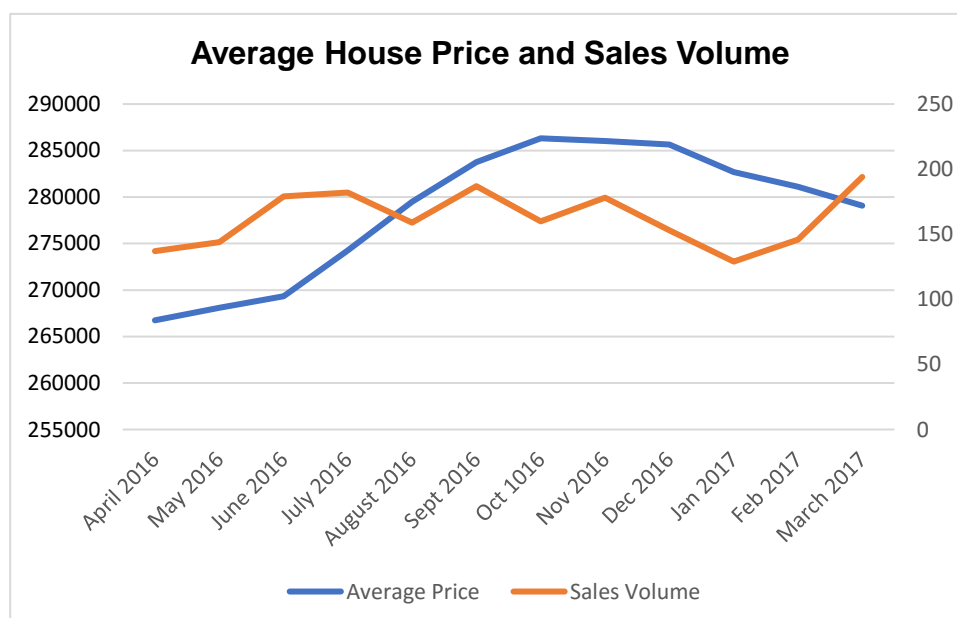
INDICATOR		Sales value
Indicator reference		10
Outcome		£279,074
Trend		↑

Comment


In March 2017, the end of year average house price in Barking and Dagenham was £279,074 (see Figure 9 below). This is an increase of 4.33% from last year's average of £266,209 (Land Registry, 2017).


House prices in Barking and Dagenham are lower than those of Outer London. The average house in Outer London in March 2017 cost £472,314 (Land Registry, 2017). However, house prices in Barking and Dagenham are much higher than in the rest of England and Wales where the average price in March 2017 was £226,796.

Figure 8: Average house prices and sales volumes in Barking and Dagenham (April 2016 – March 2017). Source: Land Registry, 2017.



INDICATOR		Affordability: average earnings in Barking and Dagenham 2016/17	
Indicator reference		11	
Outcome		See text below	
Comment			
<p>Average weekly earnings of employees living in Barking and Dagenham have increased in 2016 to £555.4. This is higher than the UK's average weekly earnings of £552.7 per week in 2015. Looking at London as a region, average earnings have increased from the previous year, from £621.1 to 654.6 (see Table 10). 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, 2017.</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
2015	534.5	621.1	529.6
2016	555.4	654.6	552.7
<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 https://www.nomisweb.co.uk/reports/lmp/la/1946157260/report.aspx</p>			

INDICATOR		Town Centre vacancy levels	
Indicator ref	12		
Outcome	Barking Town Centre Dagenham Heathway Chadwell Heath Green Lane	Not known Not known Not known Not known	
Trend			
Comment Data is not available for 2016/17.			
INDICATOR		Barking Town Centre – net additional comparison and convenience floor space approved/completed in 16/17	
Indicator reference	13		
Outcome	Approvals 0sqm net new floor space permitted	Convenience	Comparison
		N/A	N/A
Outcome	Completions 0 sqm net new floor space completed	Convenience	Comparison
		N/A	N/A
Trend			
Comment 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. There has been no convenience or comparison floorspace approved or completed in FY2016/17.			

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 2016/17.				
Outcome	Completed Net change (sqm)		(i) Barking Town Centre	A1	0
				A2	0
			A3	-311	
			B1	-1,388	
			D2	0	
			TOTAL		-1,649 sqm
			(ii) District Centres Chadwell Heath Dagenham Heathway Green Lane	No change	
Trend					
Comment					
Main town centre uses, as defined by the National Planning Policy Framework (NPPF), include:					
<ul style="list-style-type: none"> • Retail development (including warehouse clubs and factory outlets) • Leisure • Entertainment facilities • More intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls) • Offices • Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). 					
Barking Town Centre					
<i>Completions</i>					
In Barking Town Centre there was a net loss of both A3 and B1 floorspace. This was due to 311 square metres being lost at the former Barking Magistrates Court (15/00682/FUL). There was also a loss of office space at Quayside House, 13 Town Quay wharf (14/01397/PRIOFF) and 3 – 9 Cambridge House (15/01730/FUL).					
<i>Approvals</i>					
Approvals for A1 floorspace were down by 3,775 square metres across Barking Town Centre, due to a permitted loss of 4,658 square metres at Abbey Retail Park (15/01635/FUL). Additionally, there were gains of 883 square metres at Ripple Road,					

Abbey Road and Tanner Street. 123 square metres of A3 floorspace and 123 square meters of B1 floorspace was approved as part of the Abbey Retail Park (15/01635/FUL). In terms of B1 floor space, a permitted loss of 2,886 square metres (-1,600 square metres at 52 Abbey Road (15/01526/FUL), -400 square metres 3 – 9 Cambridge Road (15/01730/FUL), -95 square metres at Nabeel House (16/00426/PRIOFF) and -791 square metres at Bridge House (16/01580/PRIOFF). There were no approvals within Barking Town Centre for A2 and D2.

Table 12: Net change town centre floor space approved in Barking Town Centre in FY 2016/17.

Losses	-4,658 sq m	15/01635/FUL
	-1,600 sq m	15/01526/FUL
	-400 sq m	15/01730/FUL
	-95 sq m	16/00426/PRIOFF
	-791 sq m	16/01580/PRIOFF
Gains	200 sq m	15/00427/FUL
	153 sq m	15/00658/FUL
	273 sq m	15/01526/FUL
	257 sq m	16/00504/FUL
	123 sq m – A3	15/01635/FUL
	123 sq m – B1	15/01635/FUL


District Centres

Completions

No Completions across the district centres.

Approvals

With regard to A1 approvals there was a gain of 32 square metres at 732 – 734, Green Lane (16/01062/FUL). In terms of A2 approvals there was a net loss of -60 square metres at (16/00519/PRIRET).

INDICATOR	Net change in employment floor space, within Strategic Industrial Land (SIL), Local Significant Industrial Sites (LSIS) completed in FY 2016/17			
Indicator reference	15			
Outcome	Net loss	14,438 sqm	Trend	
	Table 13: Completions: Net change of employment floor space.			
Within strategic industrial locations (SIL)	Planning reference	B1 sqm	B2 sqm	B8 sqm
	14/00948/CTY			7,271
	16/00070/FUL			2,067
	15/00909/CTY			7,700

		16/01650/FUL			-2,600
	Within locally significant industrial land (LSIL)	NA	NA	NA	NA
		Total	0	0	14,438

Comment

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

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

Completions

In the FY 2016/17, there has been a net gain of 1,369 sqm of employment floor space across all completions. There was a net gain in employment space on land not designated for employment – a net gain of 10,796 sqm on land non-designated employment land. There was a loss of 9,427 sqm of employment land on designated employment land attributed to the completion of planning application set out above - 15/00601/FUL.

The major developments completed in 2016/17 are listed below.

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

Borough Ref	B1 (Sqm)	B2 (sqm)	B8 (sqm)	Sui Generis	Development Description	Designation
11/00173/FUL	0	-1,500	0	0	Application to extend time limit for implementation of planning permission 06/00675/FUL - Erection of 2 seven storey buildings comprising 32 one bedroom flats, 41 two bedroom flats and 7 three bedroom flats with associated landscaping, car parking	None
14/00948/CTY	0	0	7,271	0	Demolition of existing building, ground remediation and erection of rail fed cement depot building and associated office and cement bagging plant.	SIL
14/01397/PRIOFF	-938	0	0	0	Application for prior approval: Notification of a proposed change of use of ground to third floor offices and roof space to 22 dwellings (4 studio flats, 10 one bedroom flats and 8 two bedroom flats).	None

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15/00156/REG3	0	0	-4,100	0	Erection of three storey three-form entry primary school and nursery, together with associated parking and landscaping.	None
15/00638/FUL	0	-5,500	0	0	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.	None
15/00760/PRIRET	-104	0	0	0	Application for prior approval: Notification of a proposed change of use of ground floor Class B1 offices to C3 residential use (1 one bedroom flat).	None
15/00909/CTY	0	0	7,700	0	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	0	-1,064	0	0	Use of site as waste transfer station for clinical and healthcare waste, cleaning and exchange service and storage of washroom and floorcare products.	None
15/01605/FUL	-1,025	0	0	0	Change of use of first floor from Class B1 to Class D1 (place of worship).	None
15/01730/FUL	-400	0	0	0	Alterations to external appearance in connection with change of use of first floor offices to provide 4 two bedroom flats.	
16/00070/FUL	0	0	2,067	0	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
16/01650/FUL	0	0	-2600	0	Change of use to bus repair and maintenance depot including washing, storage and refuelling of vehicles and buses and ancillary office facilities (sui generis) (retrospective).	SIL
Total:	-2,467	-8,064	10,338			

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

Borough Ref	B1 (sqm)	B2 (sqm)	B8 (sqm)	Sui Generis	Development Description	Designation
14/00464/FUL	0	0	-2581	0	Change of use of part of existing warehousing/storage floor space to banqueting facility with ancillary storage.	SIL

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15/01526/FUL	-1,600	0	0	0	Demolition of existing buildings and redevelopment of the site, including erection of two buildings ranging in height between 6-8 storeys comprising 118 residential units and 273 square metres of commercial space at ground floor level for use by cultural/creative industries, with ancillary car and cycle parking, refuse storage areas, plant space, landscaping and a substation.	None
15/01605/FUL	-1,025	0	0	0	emolition of existing buildings and the erection of new buildings ranging from 6 to 15 storeys in height to provide 597 residential units comprising a mix of studios, 1 and 2 bedroom flats and associated private amenity space, together with ancillary management and residents facilities, plant rooms and refuse storage areas, and the provision of flexible commercial space (Use Classes A1, A3, B1 and D1), reconfiguration of existing vehicular access, car and cycle parking, public realm with hard and soft landscaping including dedicated child play space and other ancillary works.	None
15/01635/FUL	123	0	0	0	Demolition of existing buildings and the erection of new buildings ranging from 6 to 15 storeys in height to provide 597 residential units comprising a mix of studios, 1 and 2 bedroom flats and associated private amenity space, together with ancillary management and residents facilities, plant rooms and refuse storage areas, and the provision of flexible commercial space (Use Classes A1, A3, B1 and D1), reconfiguration of existing vehicular access, car and cycle parking, public realm with hard and soft landscaping including dedicated child play space and other ancillary works.	None
15/01730/FUL	-400	0	0	0	Alterations to external appearance in connection with change of use of first floor offices to provide 4 two bedroom flats.	
16/00368/FUL	0	0	-275	0	Application for prior approval: Conversion of lavatory accommodation into six studio flats (floors 1-6).	
16/00426/PRI OFF	-95	0	0	0	Application for prior approval: Conversion of lavatory accommodation into six studio flats (floors 1-6).	
16/01080/FUL	500	0	0	0	Demolition of existing buildings and the erection of two storey 2x three bedroom end terraced houses and 3x two bedroom mid-terraced houses.	

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16/01168/FUL	0	990	0	0	Erection of new industrial building.	SIL
16/01262/FUL	3782	-232	0	0	Erection of three storey extension and five storey lift shaft extension to Beaver Centre and two storey extension to buildings at rear to provide additional employment units, reprovion of church and formation of ancillary security office and caretaker's flat and recladding of existing buildings.	LIL
16/01390/FUL	-2,900	0	0	0	Change of use of building from local government offices (Class B1) to higher education institution (Class D1) involving alterations to external appearance of building.	
16/01475/FUL	0	0	2,999	0	Demolition of Units 4 and 5, erection of new warehouse building adjacent to Unit 1 to provide 16,908sqm of floorspace (GIA) and relocation of existing traffic office, vehicle maintenance unit building, and HGV parking.	SIL
16/01580/PRI OFF	-791	0	0	0	Application for prior approval: Notification of a proposed change of use of part of ground and first floor and all of the second and third floors from Class B1 offices to C3	None
16/01650/FUL	0	0	-2600	0	Change of use to bus repair and maintenance depot including washing, storage and refuelling of vehicles and buses and ancillary office facilities (sui generis) (retrospective).	SIL
16/01807/FUL	1,295	1,295	0	0	Change of use from community centre/place of worship (Class D1) to flexible use for class B1 and B2 industrial use.	SIL
Total:	-1,111	1,295	-2,457	0		

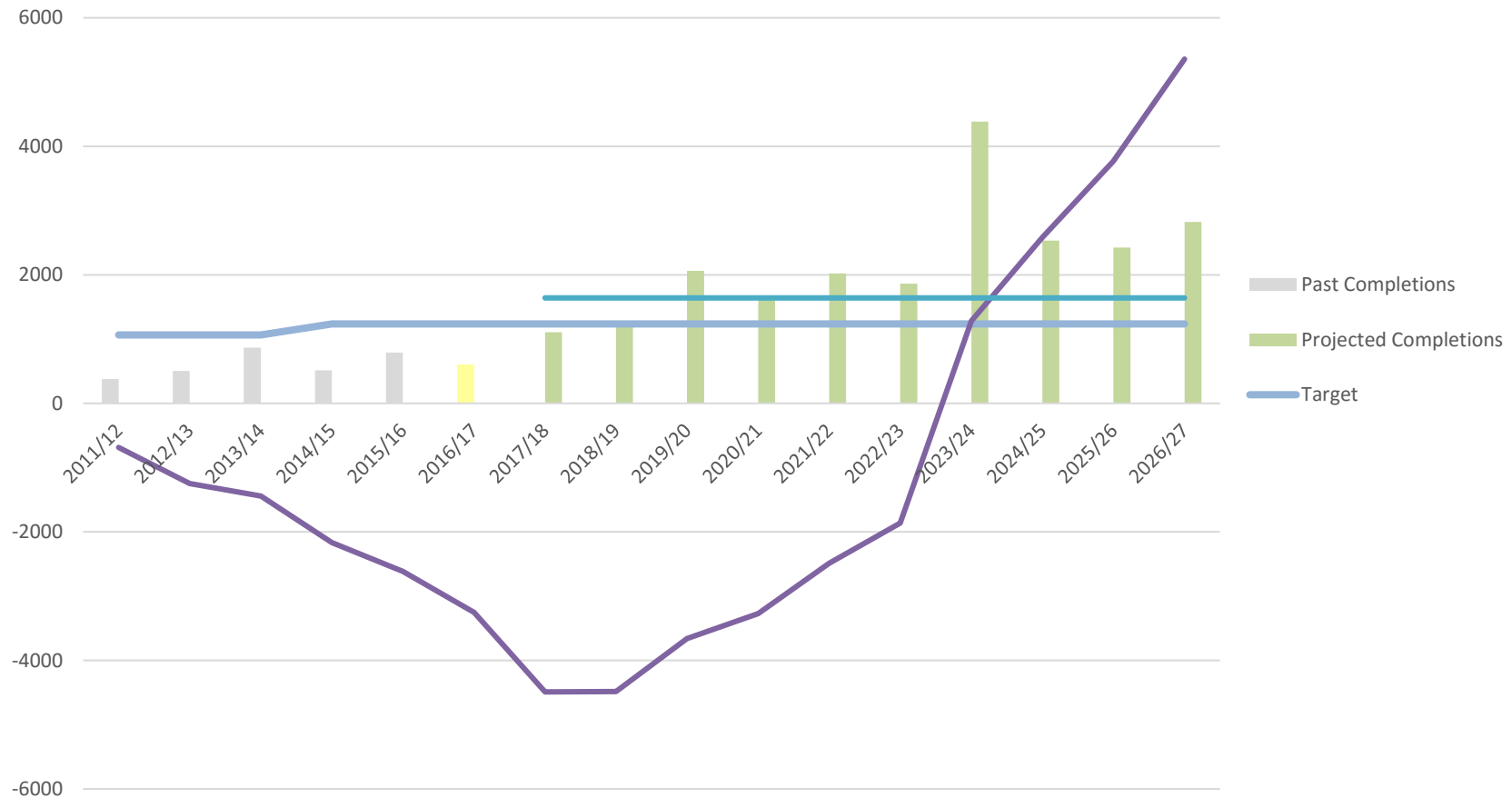
5 MANAGING GROWTH

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)			325		
	5% Buffer (Annualised)			80		
	20% Buffer (Annualised)			320		
Outcome	5 years Supply target	2016/17	2020/2021		8,056 units	
				8,205		
Outcome	10 Year Supply target	2016/17	2025/26		22,080 units	
				16,410		
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	2016/17
	378	506	868	512	789	596
Target	1,065	1,065	1,065	1,236	1,236	1,236
INDICATOR		Net additional dwellings for the reporting year			H2 b	18
Outcome		596				
Target		1,236 units/annum				
Target met		X				
Comment						
In the FY 2016/16, 596 net additional homes have been completed. Completions have decreased by 24% since last year (789 net units in FY 2015/16).						
Table 17: Net additional units 2016/17						

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	Units Lost	Gross Units	Net Gain	
FY2016/17	5	601	596	

Figure 10: London Borough of Barking and Dagenham Housing Trajectory
 (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’, LPAs need to identify an additional 5 percent (80 units) or 20 percent (320 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 five-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 2026/27 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 1,641.

An analysis of identified housing sites (including windfall sites) shows that Barking and Dagenham has a deliverable 5-year supply of 8,056 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
Financial Year	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	2031/32
Units	789	596	1,109	1,242	2,061	1,622	2,022	1,861	4,383	2,534	2,423	2,823	2,772	2,638	2,772	2,622	2,522

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 3,254 will need to be made up in later years with delivery above the unit annual target. The detailed figures for the Housing Trajectory are shown in Appendix 1. Please see the Five-Year Land Supply Statement for more information.</p>			

INDICATOR		New and converted dwellings – on previously developed land											
Planning Policy	Core Strategy: CM3												
Indicator reference	H3	21											
Outcome	100%	Trend 											
<p>Comment <i>Completions and Approvals</i> In FY 2016/17 100 percent of all new and converted dwellings were built on previously developed or 'brownfield' land.</p> <p>In terms of approvals, 83.79% of the total approved units are on brownfield land.</p> <p>Table 19: Newly completed dwellings on Brownfield and Greenfield land</p> <table border="1"> <thead> <tr> <th>H3 - % of units completed on Brownfield Land</th> <th>Greenfield Land (ha)</th> <th>Completions Residential units on Greenfield (No of units)</th> <th>Total Site Area (Proposed)</th> <th>Completions Residential site area on Greenfield (ha)</th> </tr> </thead> <tbody> <tr> <td>100%</td> <td>NA</td> <td>NA</td> <td>NA</td> <td>NA</td> </tr> </tbody> </table> <p>Table 20: Breakdown of the units completed on Greenfield land</p>				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%	NA	NA	NA	NA
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%	NA	NA	NA	NA									

Borough reference	Residential units on Greenfield	Residential site area on Greenfield
Total	0	0

INDICATOR		Gross and net affordable housing completions (a) and approvals (b)	
Indicator reference	H5 (a, b)	22	
Table 21 : Gross and net affordable housing completions (a) and approvals (b)			
Completions (a)		Gross	Net
	Total Affordable completions	175	175
	Affordable rent	54	54
	Social rented	96	96
	Intermediate	25	25
		Gross	Net
Approvals (b)	Total Affordable housing approvals	222	222
	Affordable rent	0	0
	Social rented	222	222
	Intermediate	0	0
Comment			
<i>Completions</i>			
<p>In 2016/17 175 gross new affordable homes were built. This represents 29% of all new homes built in the Borough. Of these, 55% are social rented, 14% were intermediate and 31% were affordable rent.</p>			
<i>Approvals</i>			

In total, 222 gross affordable units were approved in 2016/17, which equates to 15% of gross approvals (1,450). 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, is 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		43%
Comment		
<p>In total, 4 major developments* containing dwellings (16/00368/FUL, 16/00715/REM, 16/01025/FUL and 16/01971/REM) have been approved in FY 2016/17 totalling 505 units. Two of these applications provided a S106 agreement that delivered affordable housing:</p> <ul style="list-style-type: none"> • 16/00715/REM 1 Wheelers Cross, Barking (27 affordable units) 		

- **16/1097/REM Barking Riverside (189 affordable units)**

This application sees 216 affordable units (out of a total 505 units) delivered via S106.

The other two applications, 16/01025/FUL Land south of cemetery, Whalebone Lane North and 16/00368/FUL 243-245 High Road, Chadwell Heath, include commuted S106 payments of £1,000,000 and £100,000 respectively for affordable housing.






* 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> 44% (excluding Barking Town Centre) ↓ ↓ 6% Barking Town Centre ↓</p> <p><i>Approvals</i> 30% (excluding Barking Town Centre) ↓ 3% Barking Town Centre ↓</p>								
Comment									
<i>Completions</i>									
6% of the proposed (gross) units completed in Barking Town Centre were family units. Outside of Barking Town Centre there was an increase in the numbers of completed family homes – 44% of the total proposed units completed were family units. Within Barking Town Centre, the adopted Core Strategy policy CC1 (2010), which seeks 40% of all housing to be family size units (3+ beds), is not met.									
Table 22: Percentage of family units completed in FY 2016/17 (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	139	23		51	46		88	18	
2 bed	241	40		53	48		188	38	
3 bed	168	28	37%	7	6	6%	161	33	44%
4 bed	53	9		0	0		53	11	
TOTAL	601	100			111		100		
<i>Approvals</i>									
The percentage of family units approved in Barking Town Centre is 3%, 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 30%, therefore failing to meet the 40% target as stipulated in Policy CC1.									

Table 23: Percentage of gross family units approved in FY 2016/17

	Total No of units	%	%Family units	In BTC	%	Family units	Outside BTC	%	Family units
1 bed	580	40		443	55		137	21	
2 bed	655	45		341	42		314	49	
3 bed	135	9		26	3		109	17	
4+ bed	80	6	15%	0	0	3%	80	13	30%
TOTAL	1,450	100		810	100		640	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	66%		Strategic	100% 
	Major	100%		Major	100% 

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 7 major developments approved and completed in the borough, all of which 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.

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	04/01230/OUT	No condition	66%
	13/00229/FUL	Code level 4	
	14/00293/FUL	Code level 4	
Major applications	14/00306/FUL	Code level 4	100%
	11/00173/FUL	Code level 4	
	13/00814/REM	Code level 3	

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	15/01526/FUL	Code level 3	100%
	15/01635/FUL	Code level 3	
	16/00715/REM	Code level 4	
	16/01971/REM	Code level 3	
Major applications	15/00362/FUL	Code level 3	100%
	16/00368/FUL	Code level 3	
	16/01025/FUL	Code level 3	
	16/01518/OUT	Code level 3	

INDICATOR				Percentage of units approved and completed that meet wheelchair accessible housing standards and Lifetime Homes Standard	
Indicator reference	CP3 3			27	
Outcome			Completions	Approvals	
	Lifetime home standard		100% ✓	100% ✓	
	Wheelchair homes completions		10% ✓	10% ✓	
Trend					
Comment					
<p>All major and strategic development completed in 2016//2017 met the Lifetime Homes Standard.</p> <p>All major and strategic development approved in 2016/2017 met with the Building Regulations Part M(4) Category 2 standard which incorporated the Lifetime Homes Standard on 1 October 2015.</p> <p>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) - 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.</p> <p>Table 26: 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
14/00306/FUL	24	24	100%	3	10%
11/00173/FUL	80	80	100%	7	9%
13/00814/REM	3	3	100%	1	10%
04/01230/OUT	157	157	100%	16	10%
13/00229/FUL	89	89	100%	9	10%

14/00293/FUL	181	181	100%	18	10%
Total	534	534	100%	54	10%

Table 27: Percentage of units *approved* that meet Building Regulations Part M(4) Category 2 standard and Wheelchair Accessible housing standards

Planning Reference	Total Resi Units	LTH Total	% LTH	Wheel - chair Acc Units Total	% Wheel-chair Acc Units
15/00362/FUL	25	25	100%	2	10%
15/01526/FUL	118	118	100%	12	10%
15/01635/FUL	597	597	100%	60	10%
16/00368/FUL	45	45	100%	5	10%
16/00715/REM	27	27	100%	3	10%
16/01025/FUL	55	55	100%	6	10%
16/01518/OUT	38	38	100%	3	10%
16/01971/REM	378	378	100%	37	10%
Total	1283	1283	100%	128	10%

INDICATOR		Amount of allotments lost or reduced as a result of development	
Indicator reference	E2	28	
Outcome	None		
Trend			
Comment	No allotment land has been lost this year.		
INDICATOR		Change in protected open space	
Indicator reference	CM3	29	
Outcome	0ha lost		
Trend			

Comment

There was no loss of protected open space in 2016/17.

There has been a loss of garden land to residential development. Nine 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
12/00336/FUL	1
13/00779/FUL	1
14/00336/FUL	1
15/00264/FUL	2
15/00914/FUL	1
15/00968/FUL	1
15/01140/FUL	1
15/01627/FUL	1
17/01030/FUL	1
Total	10

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	239	0	362
	Percentage	39.8%	0%	60.2%
	Approvals	1,137	0	313
	Percentage	78.4%	0%	21.6%
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, LBD, 2017). 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>N.B. Many of the developments which have units in flood zone 3 also cross flood zones 2 and 1. Therefore the numbers of units actually in flood zone 3 are likely to be lower than indicated.</p>				
Table 30: Number of homes completed and approved in the Flood zone 3 in FY 2016/17				
Completions	No of homes	Approvals	No of homes	
Planning reference		Planning reference		
04/01230/OUT	157	15/00420/FUL	1	
11/00173/FUL	80	15/01526/FUL	118	
15/00624/FUL	2	15/01635/FUL	597	
		16/00504/FUL	8	
		16/00715/REM	27	
		16/01353/FUL	8	
		16/01971/REM	378	
TOTAL	239	TOTAL	1137	

Figure 10: Housing completions within Flood Zones
 Source: Environment Agency 2016

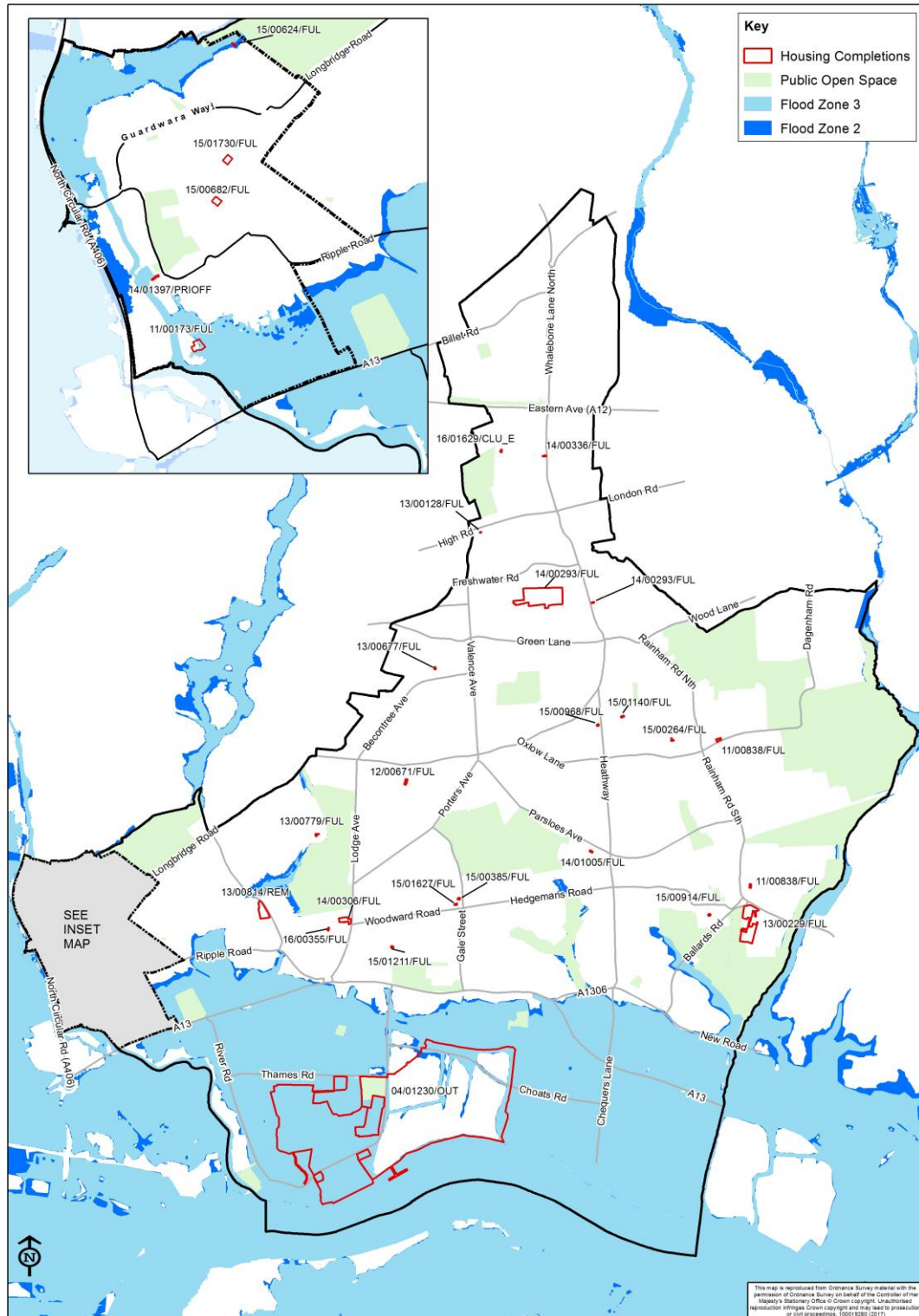
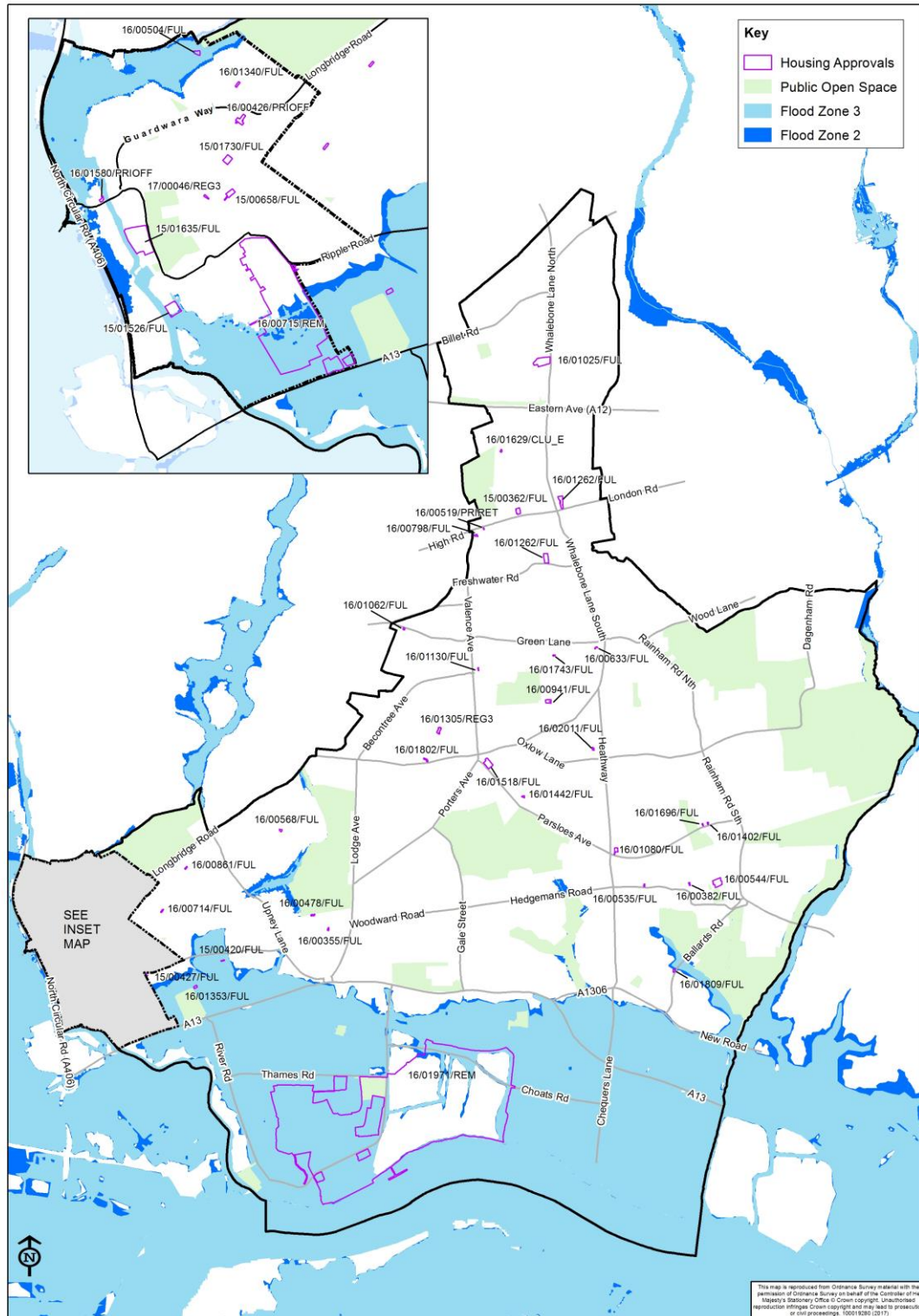



Figure 11: Housing Approvals within Flood Zones
 Source: Environment Agency 2016



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		4,999 tonnes per annum	150,000 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 2016/17, the following new waste site was completed:</p>				
Planning reference	Description	Address	Site area (ha)	Capacity (t/a)
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 the FY 2016/17, the following new waste sites were approved:</p>				
Planning reference	Description	Address	Site area (ha)	Capacity (t/a)
15/01681/CTY	Erection of recycling waste warehouse	Manns Waste Management Civil Engineering Division Of Samuel Williams,	0.8296	75,000

		Perry Road		
16/00128/ CTY	Demolition of existing buildings and use of site as Material Recycling Facility including the sorting, treatment and transfer of non-hazardous wastes, ancillary storage of containers, vehicles and associated weighbridge and office and erection of portal frame building to house waste reception and treatment activities.	Former Berrymans Site, Perry Road, Dagenham	0.49	75,000

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.

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)	10,580	22,772	62,106	95,459
	Percentage	11%	24%	65%	100%
	Recycling	Other recovery		Composting	
Target	2010	27%	13%	13%	
	2015	30%	22%	15%	

	2020	33.5%	25%	16.5%
Outcome		24%		

Comment

Targets for waste management in east London are set out in the East London Joint Waste DPD and those for municipal waste are shown above. We have not achieved the 2015 target of recycling 30% of waste.

The amount recycled has increased from 18% to 24% but is still considerably below the 2015 target of 30%. The total amount of waste has increased but the percentage of waste going to landfill has reduced from 28% to 11% (see Figure 12 below).

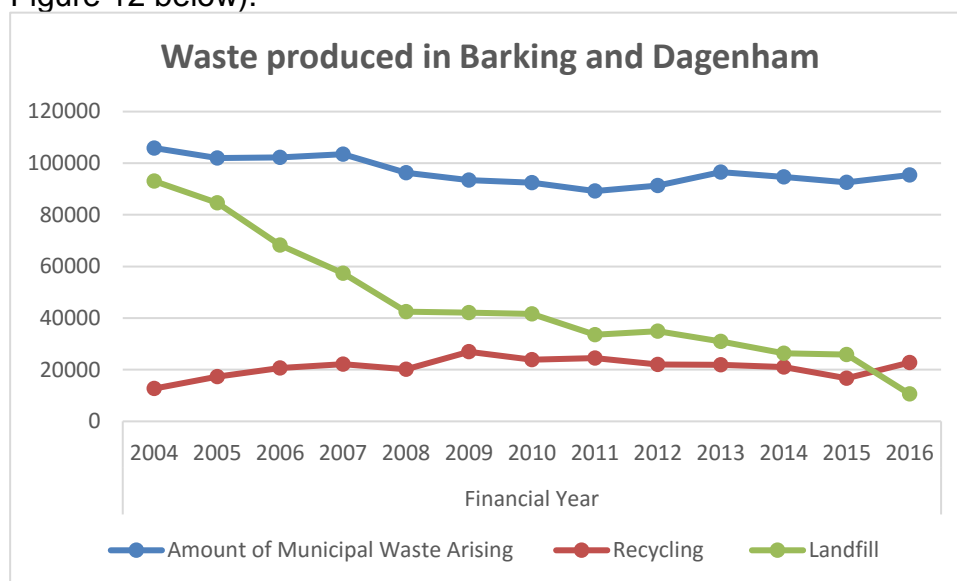


Figure 12: Waste produced in the London Borough of Barking and Dagenham (tonnes)

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

Indicator reference	W2	33
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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 	
<p>Schedule 2</p>	
<ul style="list-style-type: none"> • Dagenham Dock Sustainable Industries Park, Choats Road 	
<p>No safeguarded waste sites have been developed for non-waste uses in 2016/17.</p>	
<p>INDICATOR Actual throughput on Schedule 1 sites in LBBD</p>	
Indicator reference	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	No change
Target met	Yes
<p>Comment</p> <p>The Borough's historic environment continues to be protected and enhanced. There was no change to the list in FY2016/17.</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	Remains at 8	
Trend		
Comment		
<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 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.