

# Authority Monitoring Report 2021-22

**Barking &  
Dagenham**

**BeFirst**



# Introduction

“This year’s Authority Monitoring Report continues to show our commitment to delivering new affordable homes and high quality jobs.

Our Planning Team is now one of the best performing in the UK with an ambitious new Local Plan at examination.

The relocation of the London City Markets to Dagenham and the delivery of regeneration at the Gascoigne Estate and Barking Town Centre demonstrates how Barking and Dagenham is now one of biggest growth opportunities in London

This has been a period of enormous progress, delivering what we call regeneration – where no one is left behind.”



Cllr Cameron Geddes  
Lead Member  
Regeneration and Economic  
Development

London Borough Barking and  
Dagenham

# Purpose of the Authority Monitoring Report

- The requirement for a local authority to produce an Authority Monitoring Report (AMR) is set out in the Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011).
- Its purpose is to monitor the progress of planning policies set out in the Local Plan and supplementary planning documents. This version provides an update up to the financial year 2021/22.
- It is also required to set out the progress of the draft emerging Local Plan and Supplementary Planning Documents through the Local Development Scheme. A financial summary for the Community Infrastructure Levy and S106 Planning Obligations is also provided.

## Key findings for 2021-22

**1056** net additional dwellings delivered

**295** new affordable homes delivered

**1852** new homes granted planning permission

**100%** of major planning applications decided in time

**100%** of non-major planning applications decided in time

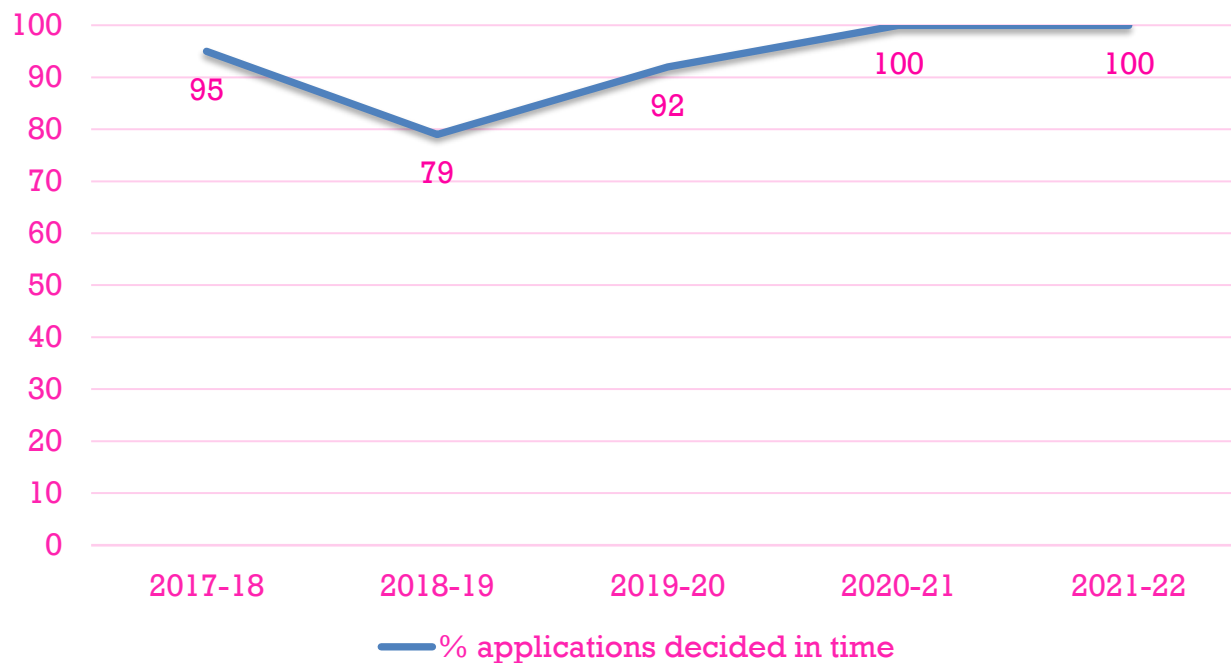


# Planning Performance

Our aim is to provide applicants with a **high quality** and **timely** service to **major developers** and **landowners** who deliver the large strategic sites in the Borough.

This has been achieved by determining **100%** of major planning applications in time within 2021-22.

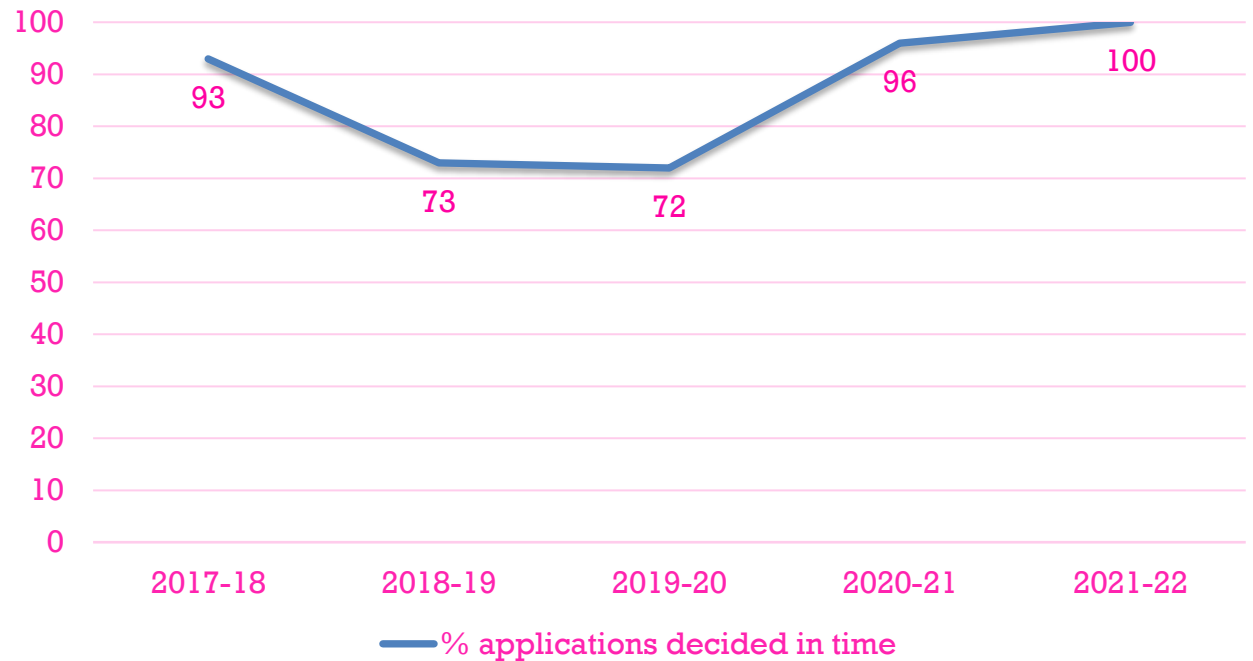
## % major planning applications decided in time



We also seek to provide a **quick** and **reliable** service on non-major planning applications, which will benefit **local residents** and **businesses**.

This has been achieved by determining **100%** of non-major planning applications in time within 2021-22.

## % of non-major planning applications determined in time

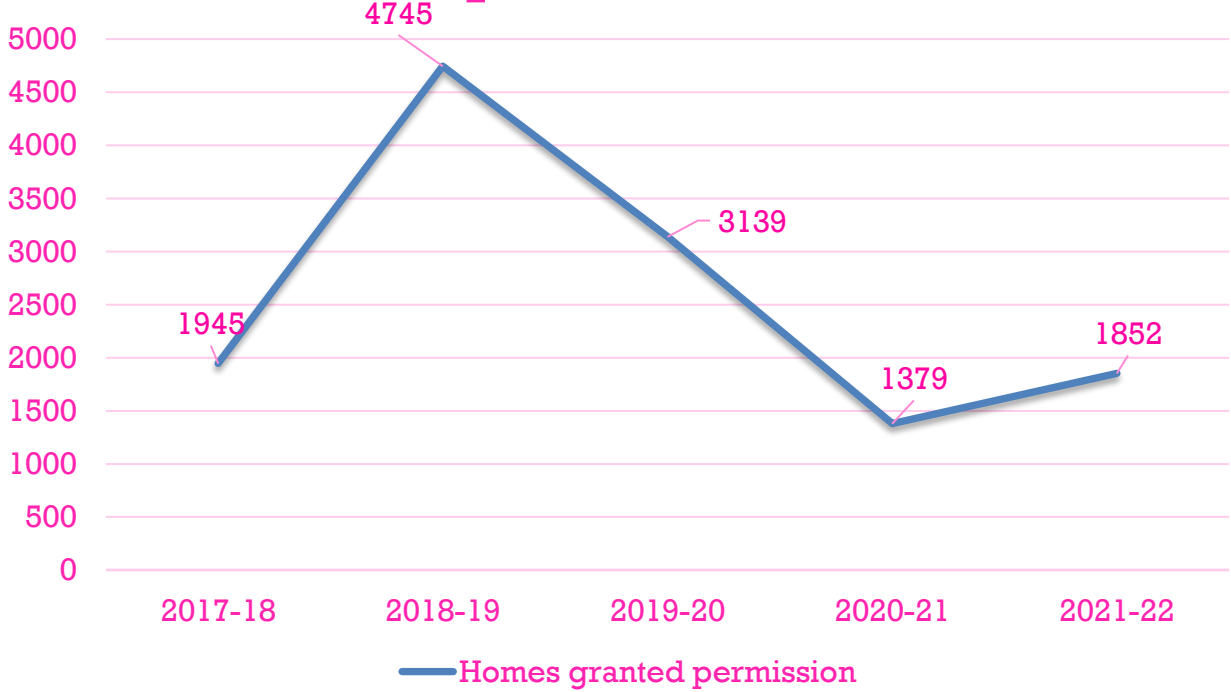


Our planning service is **working proactively** to **significantly increase** the number of homes being delivered in the area.

We have a **strong pipeline** of new homes coming forward, with a number of large schemes at the **Former Ford Stamping Plant** and **Barking Town Centre**.

In 2021-22, despite the remaining impacts of the COVID pandemic and high inflation, we have continued a strong planning pipeline with **further large schemes** set to come forward, **including our own developments**.

## Homes granted planning permission







# Planning Policy

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Our ambitious [draft Local Plan](#) was submitted for examination on 22 December 2022 and aims to deliver 44,051 new homes and 20,000 new jobs up to 2037. An overview of the key timescales are shown below. Further detail can be seen within the adopted Local Development Scheme [here](#).

Stage	Q1 2021/22	Q2 2021/22	Q3 2021/22	Q4 2021/22 +
Prepare revised draft Local Plan	■			
Publication of revised draft Local Plan		■		
Request opinion of mayor (Reg 21)		■	■	
Submission to the Secretary of State (Reg 22)			■	
Examination				■

The emerging Draft Local Plan will be supported by a number of supplementary planning documents including masterplans to shape how development is delivered within the Borough.

<b>Emerging SPDs</b>	<b>Target for statutory public consultation</b>
<b>Thames Road and River Road Masterplan SPD</b>	2020/21
<b>Planning Obligations SPD</b>	2022
<b>Chadwell Heath Masterplan SPD</b>	2022
<b>Becontree Design Code SPD</b>	2022
<b>SPDs subject to approval</b>	<b>Target for statutory public consultation</b>
<b>Barking Town Centre (Town Quay, Station, Harts Lane, East Street) Masterplan SPD</b>	2023
<b>Castle Green Masterplan SPD</b>	2023
<b>Marks Gate Masterplan SPD</b>	2023/24
<b>Dagenham Heathway Masterplan SPD</b>	2023/24
<b>Sustainability SPD</b>	2023/24

An architectural rendering of a modern urban street. On the left, a multi-story brick building features balconies with people. A large, leafy tree stands in the center, casting shade over a paved walkway. People are walking and cycling along the path. In the background, more modern buildings and parked cars are visible. The scene is bright and lively, suggesting a vibrant community.

# Housing delivery

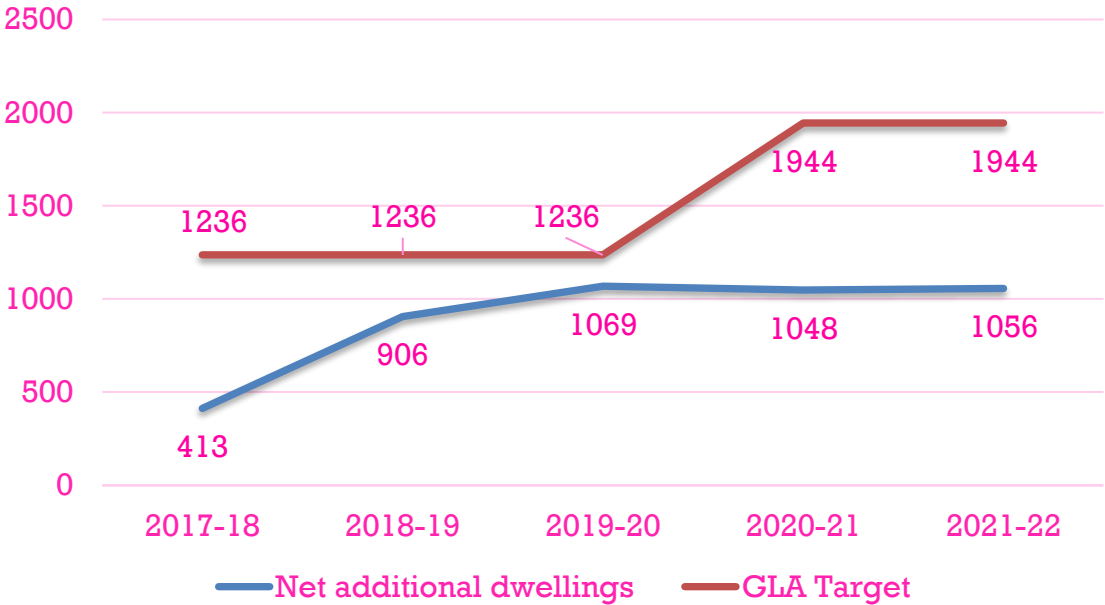
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Our ambition is to **significantly increase** the scale of new homes being delivered in the Borough.

Be First's objective is to promote the Borough's potential for **significant growth** as well as directly delivering **high quality designed** and **affordable** new homes.

This has led to a **stepped increase** of new homes being delivered with 1,056 net additional dwellings in 2021-22 and a pipeline to deliver **much more**.

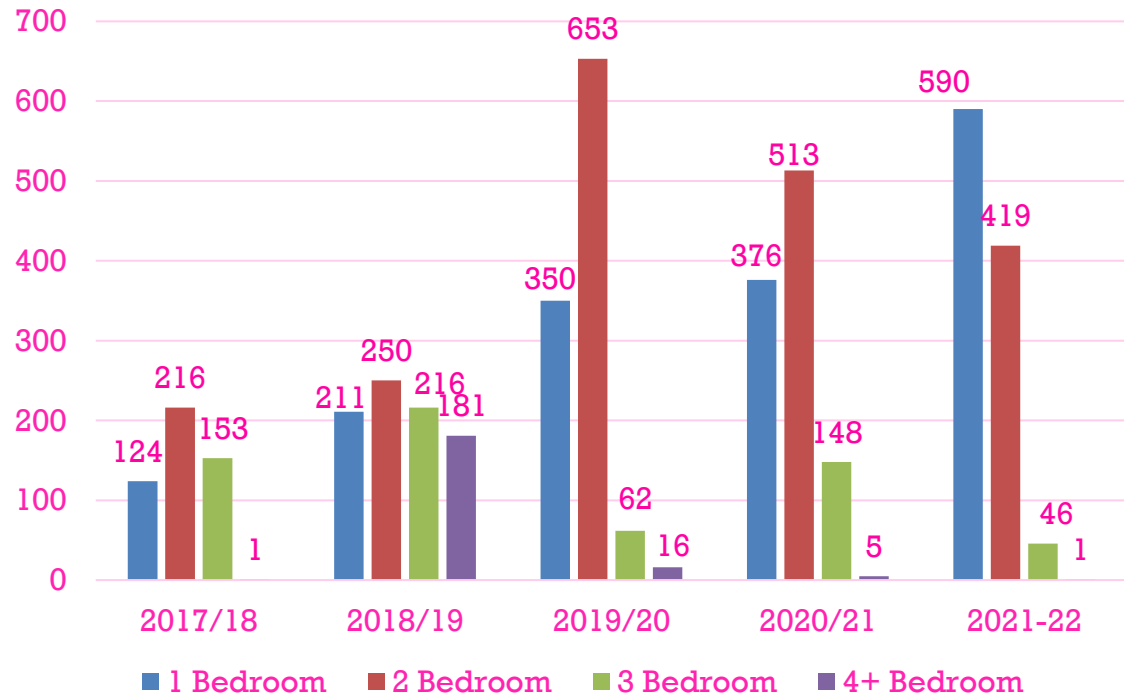
### Net additional homes delivered



We are delivering a wide range of housing to meet the different needs of local people in the borough.

Our focus is on increasing the number of family sized housing with the **delivery of 47 dwellings with 3+ bedrooms** in 2021/22.

### Type of housing delivered

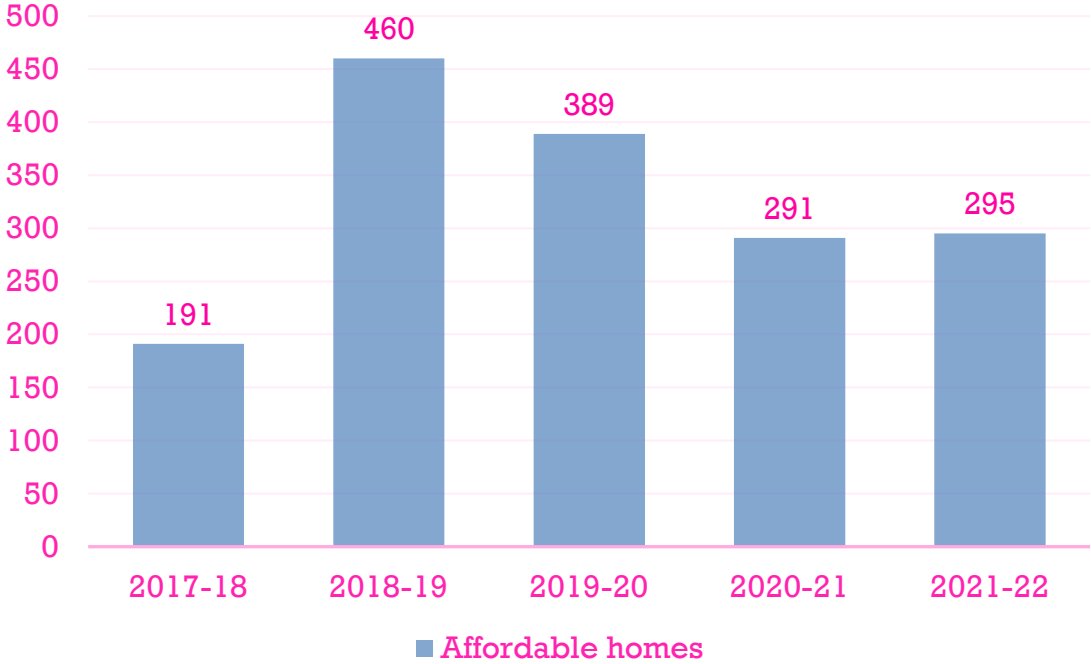


Our ambition is to **significantly increase** the number of **affordable homes** for **local residents** within the Borough.

Be First's objective is to **directly deliver truly affordable homes** with a number of schemes delivering **100% affordable housing**.

We are making progress with the delivery of **295** affordable homes but our pipeline of developments seeks to deliver **even more going forward**.

### Delivery of affordable homes

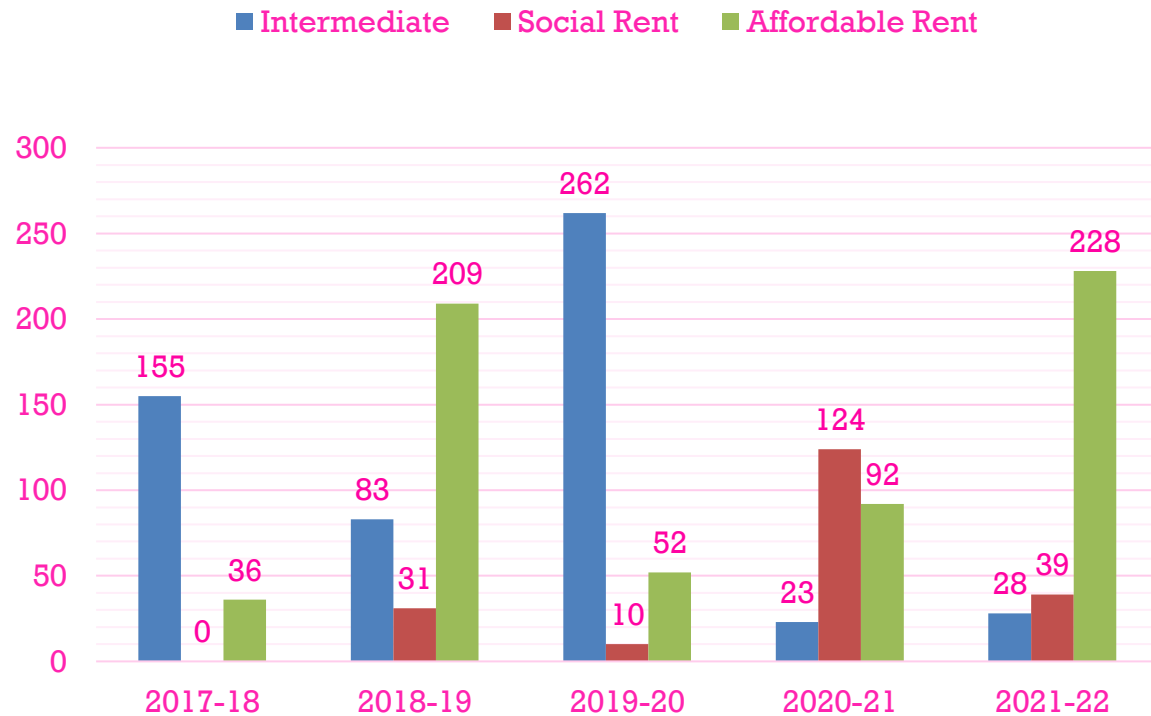


Our ambition is to deliver a wide range of **affordable housing** to meet the needs of **local residents**.

We are not only **increasing the number of new homes** but also directly delivering our own schemes which include **100% affordable housing**.

We have more affordable schemes coming forward including **estate renewal projects** which provide homes for social rent.

## Tenure of affordable homes





# Economy

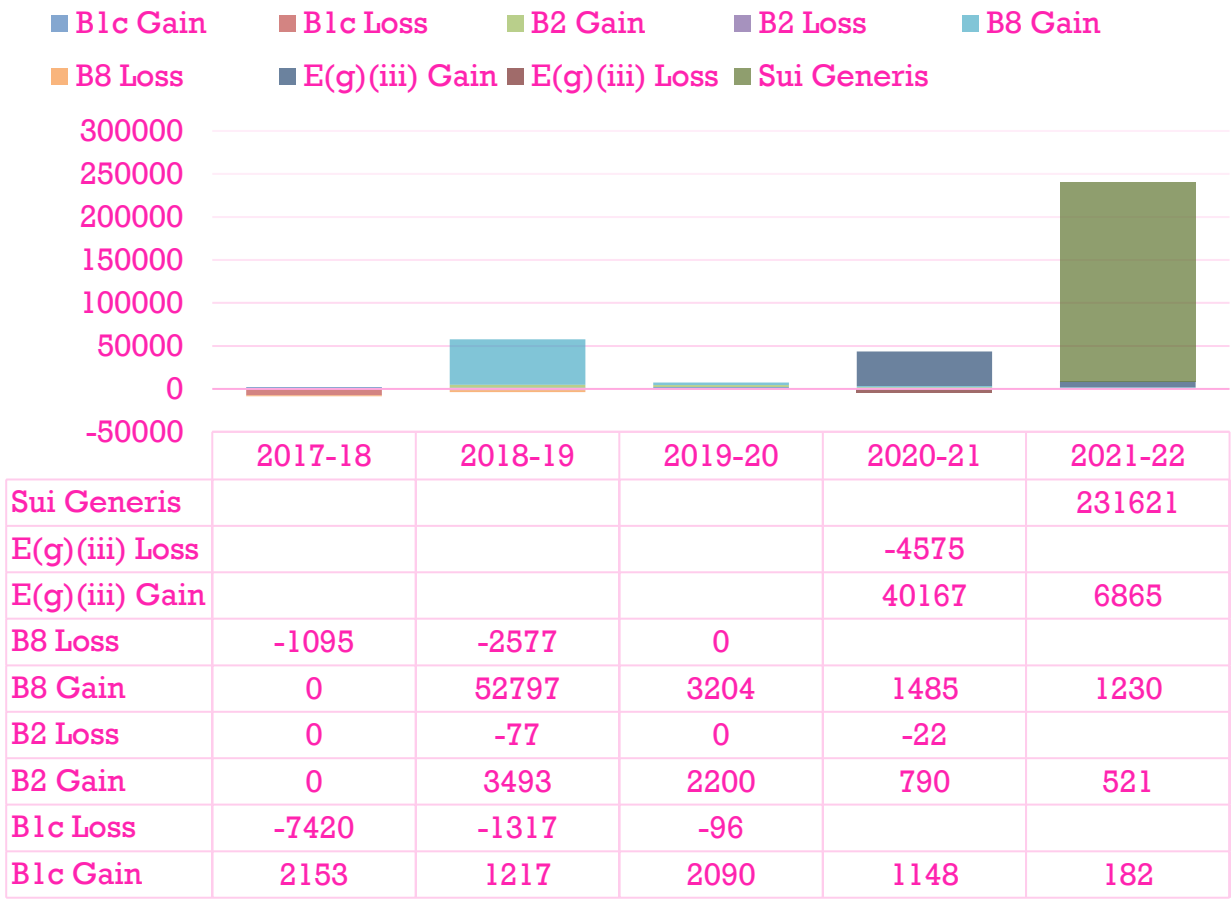


We are seeking the delivery of **high quality jobs** across the Borough to provide new opportunities for local residents.

This includes a significant increase in employment space through the relocation of **London’s wholesale markets to Dagenham**, bringing thousands of jobs to the area.

This will ensure that the Borough continues to attract investment and growth in the future.

## Gain and loss of employment space (sqm)



A vibrant, modern urban scene with people walking, cycling, and playing in a park-like setting between modern buildings. The scene is filled with lush greenery, including trees and flowering plants. People are engaged in various activities: a woman is lifting a child, a man is pushing a stroller, a woman is walking a dog, and several children are riding bicycles. The architecture features modern, multi-story buildings with balconies and large windows. The sky is blue with a few birds flying. The overall atmosphere is bright and lively.

# Finance

# Community Infrastructure Levy 2021/22

Year	LBBB CIL received	LBBB CIL retained for administration (5%)	LBBB Neighbourhood CIL (15%)	LBBB CIL Strategic Projects (80%)
2015/16	£1,675.00	£93.75	£281.25	£1,500.00
2016/17	£1,351,173.13	£67,551.15	£202,675.97	£1,080,946.01
2017/18	£829,820.32	£41,491.03	£124,473.05	£663,856.24
2018/19	£921,774.22	£46,146.94	£138,226.14	£737,361.14
2019/20	£3,505,187.74	£175,259.39	£525,778.16	£2,804,150.19
2020/21	£786,790.90	£39,339.55	£118,018.64	£629,432.72
<b>2021/22</b>	<b>£1,215,021.08</b>	<b>£60,751.54</b>	<b>£182,253.162</b>	<b>£972,016.864</b>
Total all years	£8,611,442.39	£430,633.35	£1,291,706.37	£5,808,317.15

# Section 106 Summary 2020/21

Year	Amount received	Major Scheme examples	S106 Contribution examples
2017/18	£2,047,241.22	<ul style="list-style-type: none"> <li>- New Enterprise House, 149-151 High Road (15/00362/FUL)</li> <li>- Land South of cemetery, Whalebone Lane North, Romford (16/01025/FUL)</li> <li>- Chequers Lane (14/00948/CTY)</li> </ul>	<ul style="list-style-type: none"> <li>- 800k towards Affordable Housing</li> <li>- £1 million towards Affordable Housing</li> <li>- £202,740 towards Openspace/Playspace</li> </ul>
2018/19	£723,500.00	Fresh Wharf Estate(14/01196/OUT)	- £686,500 toward Affordable Housing
2019/20	£51,340.20	Phased redevelopment of Gascoigne Estate (14/00703/OUT)	<ul style="list-style-type: none"> <li>- £21,500 towards Public Realm</li> <li>- £16,701.50 towards Car Club</li> </ul>
2020/21	£179,195.79	<ul style="list-style-type: none"> <li>- Former Abbey Retail Park (15/01635/FUL)</li> <li>- 79A Whalebone Lane South (19/01312/FUL)</li> </ul>	<ul style="list-style-type: none"> <li>- £105,621.25 towards Archaeological Investigation</li> <li>- £5,335.08 towards Car club</li> <li>- £21,340.32 towards Highways</li> <li>- £25,580.11 towards Employment</li> </ul>
2021/22	£471,119//21	<ul style="list-style-type: none"> <li>- Barking Power Station (20/01097/OUT)</li> <li>- 79A Whalebone Lane South (19/01312/FUL)</li> </ul>	<ul style="list-style-type: none"> <li>- £300,000.00</li> <li>- £82,426.93 towards Highway Works and Employment</li> </ul>

A large, multi-story brick building with many windows and balconies, situated behind a street with trees and a person on a bicycle. The building has a modern, industrial aesthetic with a mix of brick and concrete. The foreground shows a paved road with white markings and a person riding a bicycle on the right side. The sky is a clear, light blue.

# Development portfolio

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# Abbey Retail Park South

- 597 dwellings
- 439sqm commercial floorspace and studio space
- River fronting open space unlocked for local residents



# Gascoigne Estate West (Phase 1)

- 201 dwellings
- 350 sqm commercial and community floorspace
- Delivery of 122 new affordable homes





# Chequers Lane

- 90 dwellings
- 270 sqm of dedicated children's playspace
- Landscaped community amenity space



# **A House for Artists**

- **12 dwellings**
- **Community space and artists workspace**
- **Capacity to host arts workshops, film screenings and community meetings**

3/21/2023

