

Authority Monitoring Report 2022-23



BeFirst

**Barking &
Dagenham**

Introduction

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

Our Planning Team remains one of the best performing in the UK with an ambitious new Local Plan nearing the end of the examination process.

The delivery of Industria, the UK’s first multi-storey light-industrial, and further delivery of new, affordable homes at Gascoigne East are just some of the developments to showcase in this report.

This has been another period of enormous progress to deliver regeneration in the borough, bringing forward homes and jobs for our residents.”



Cllr Cameron Geddes
Lead Member
Regeneration and Economic
Development

London Borough of 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 2022/23.
- 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 2022-23

1246 net additional dwellings delivered

666 new affordable homes delivered, including
169 social rent homes.

1972 new homes granted planning permission

100% of major planning applications decided
in time

100% of non-major planning applications
decided in time

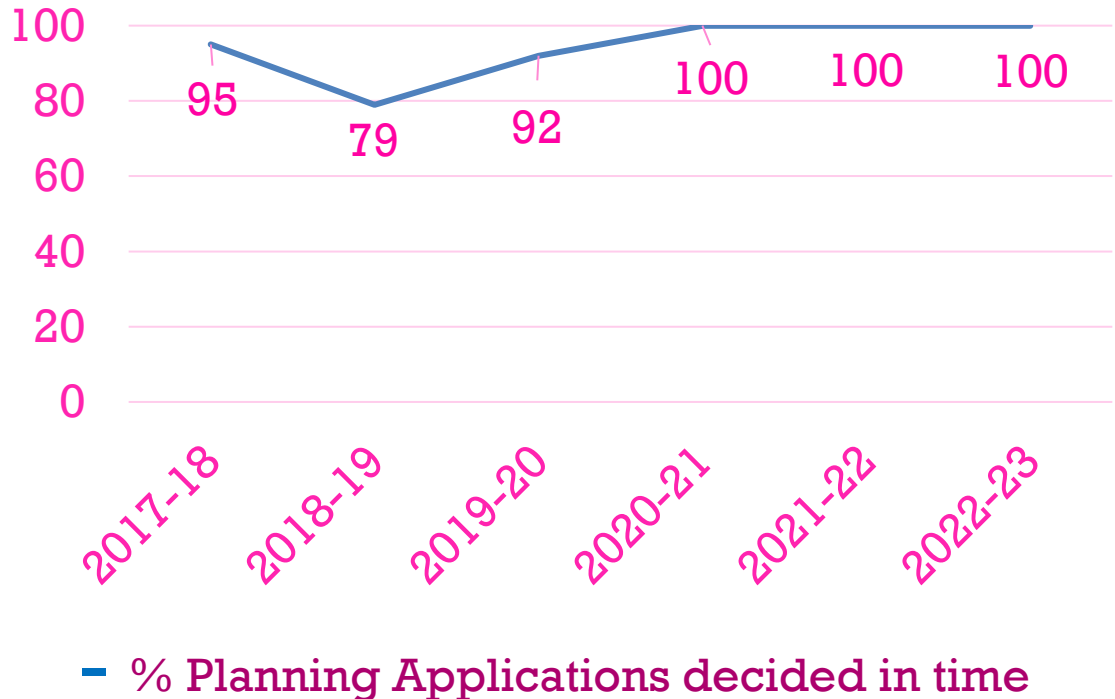


Planning Performance

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.

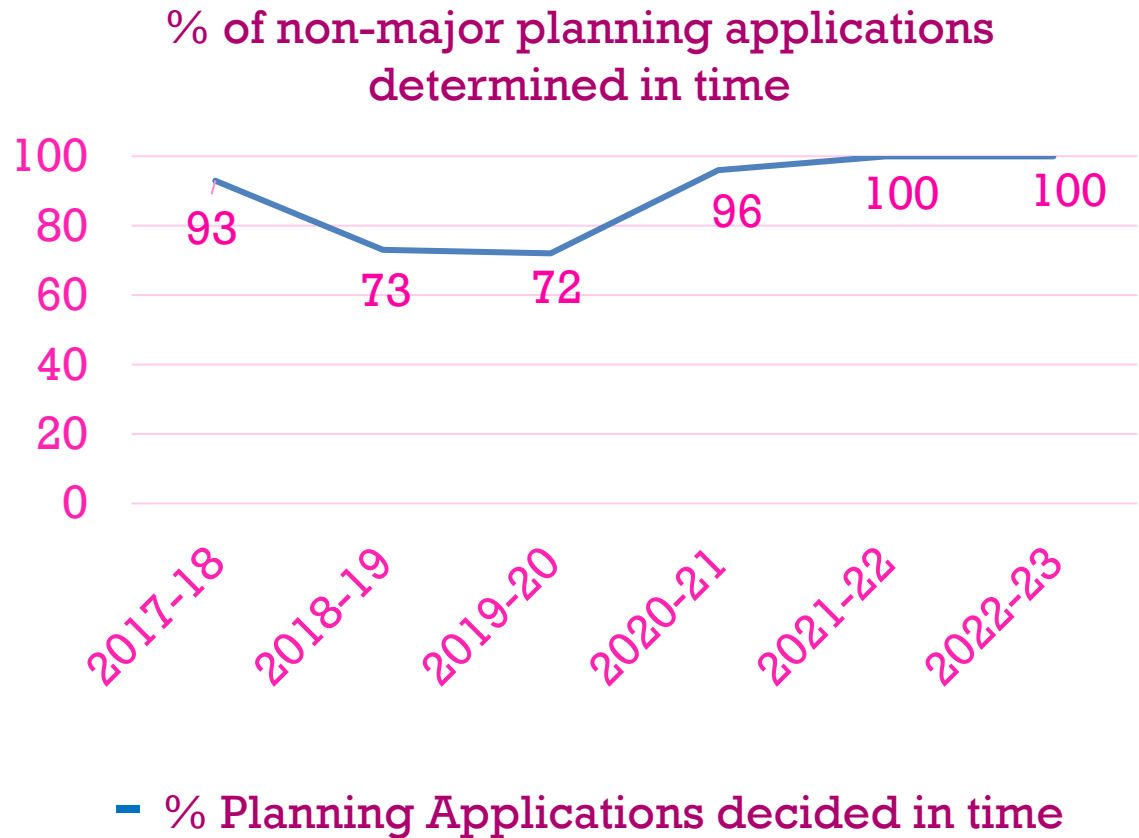
This has been achieved by determining **100%** of major planning applications in time within 2022-23.

% of major planning applications determined 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 2022-23.

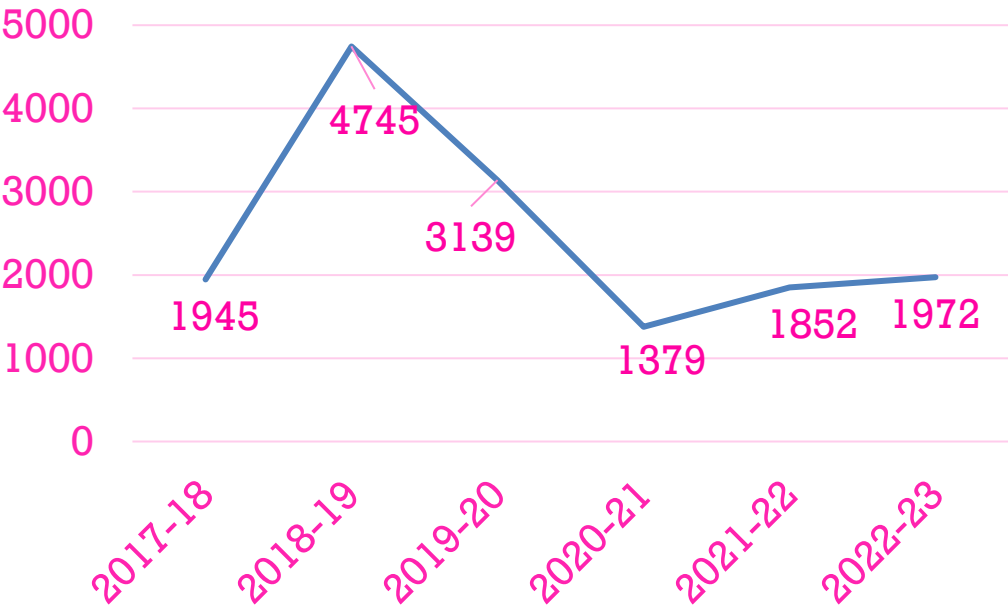


Our planning service is **working proactively** to **significantly increase** the number of homes being delivered in the area.

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

In 2022-23, despite the difficult economic climate 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



— Homes Granted Planning Permission

A photograph of a modern residential development. The buildings are multi-story, constructed from light-colored brick or stone, and feature large windows and balconies. In the foreground, there is a paved walkway and a grassy area where several people, including children and a dog, are walking and playing. The scene is set during the day under a clear sky.

Planning Policy

Our ambitious draft Local Plan was submitted for examination on 20 December 2021 and demonstrates a need for 38,864 new homes, with an anticipated supply to deliver around 45,000 new homes and 20,000 new jobs up to 2037. The key timescales below have been updated to reflect the latest updates from the 2023/2024 financial year.

| Stage | 2022/2023 | Q1 2023/24 | Q2 2023/24 | Q3 2023/24 | Q4 2023/24 |
|----------------------------------|-----------|---------------|---------------|---------------|---------------|
| Preliminary Examination Hearings | ■ | | | | |
| Main Hearings | | | | ■ | |
| Main Modifications Consultation | | | | | ■ |

The Plan is expected to be adopted Summer 2024 (subject to the outcome of the Inspectors report and Assembly consideration).

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. The latest provides updates from the December 2023 Local Development Scheme, with slight amendments to reflect the latest estimations we have for Local Plan adoption timeframes.

| Emerging SPD | Anticipated Adoption Dates |
|-------------------------------------|---|
| Planning Obligations SPD | Summer 2024 (alongside Local Plan) |
| Thames Road Transformation Area SPD | Summer 2024 (alongside or shortly after the Local Plan) |
| Chadwell Heather Masterplan SPD | 2025 (under review) |
| Becontree Design Code | Early 2025 |

The following are SPDs/Masterplans expected to come forward in the future, subject to further approval. These are also set out in the December 2023 Local Development Scheme.

| Document Subject to Approval | Target Statutory Public Consultation Timeframe |
|--|---|
| Residential Extensions SPD | Summer 2024 |
| Marks Gate Masterplan | Early 2025 |
| Sustainability SPD | 2025 TBC |
| Dagenham Heathway Masterplan/Development Brief | Early 2025 |
| Castle Green Masterplan | Late 2025/Early 2026 |

An architectural rendering of a modern urban street scene. The scene is set in a city with multi-story brick buildings featuring balconies. A large, mature tree stands prominently in the center, casting shade over a pedestrian walkway. People are shown walking, pushing a stroller, and riding bicycles. A car is parked on the street to the right. The overall atmosphere is bright and lively, suggesting a vibrant, walkable neighborhood.

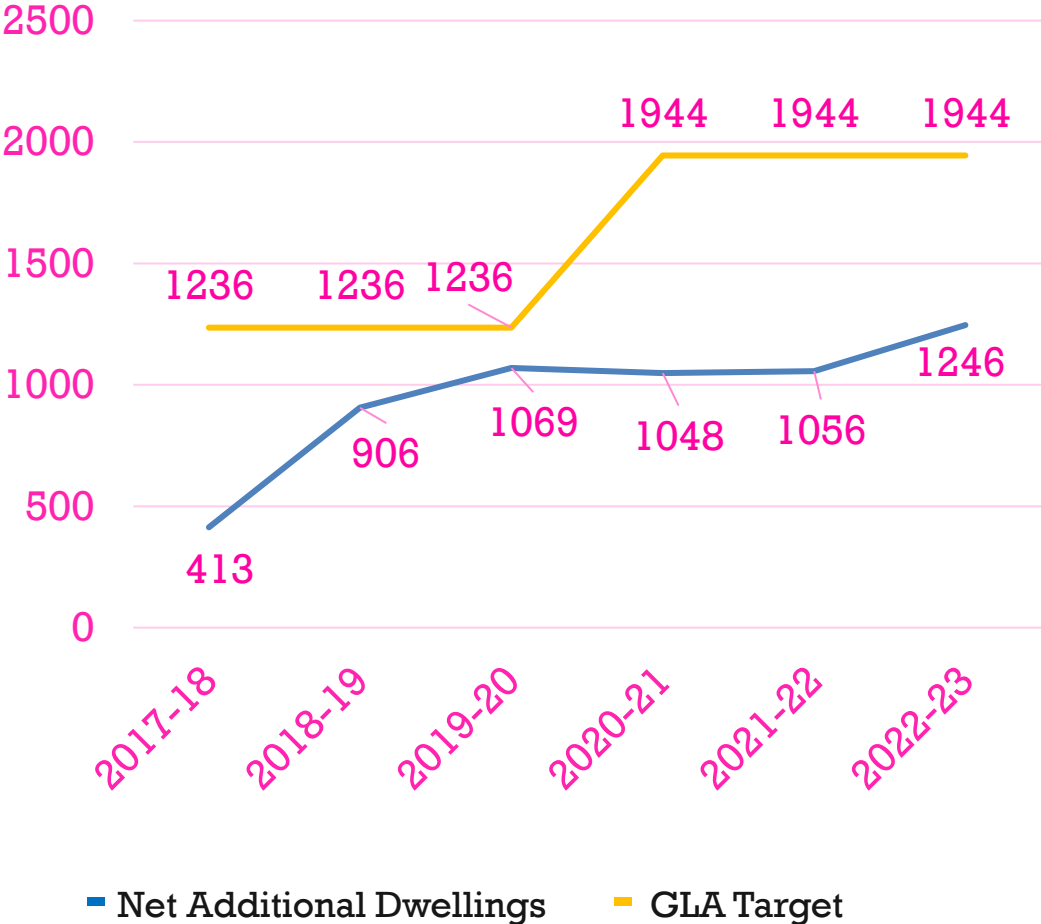
Housing delivery

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 1,246 net additional dwellings in 2022-23 and a pipeline to deliver **much more**.

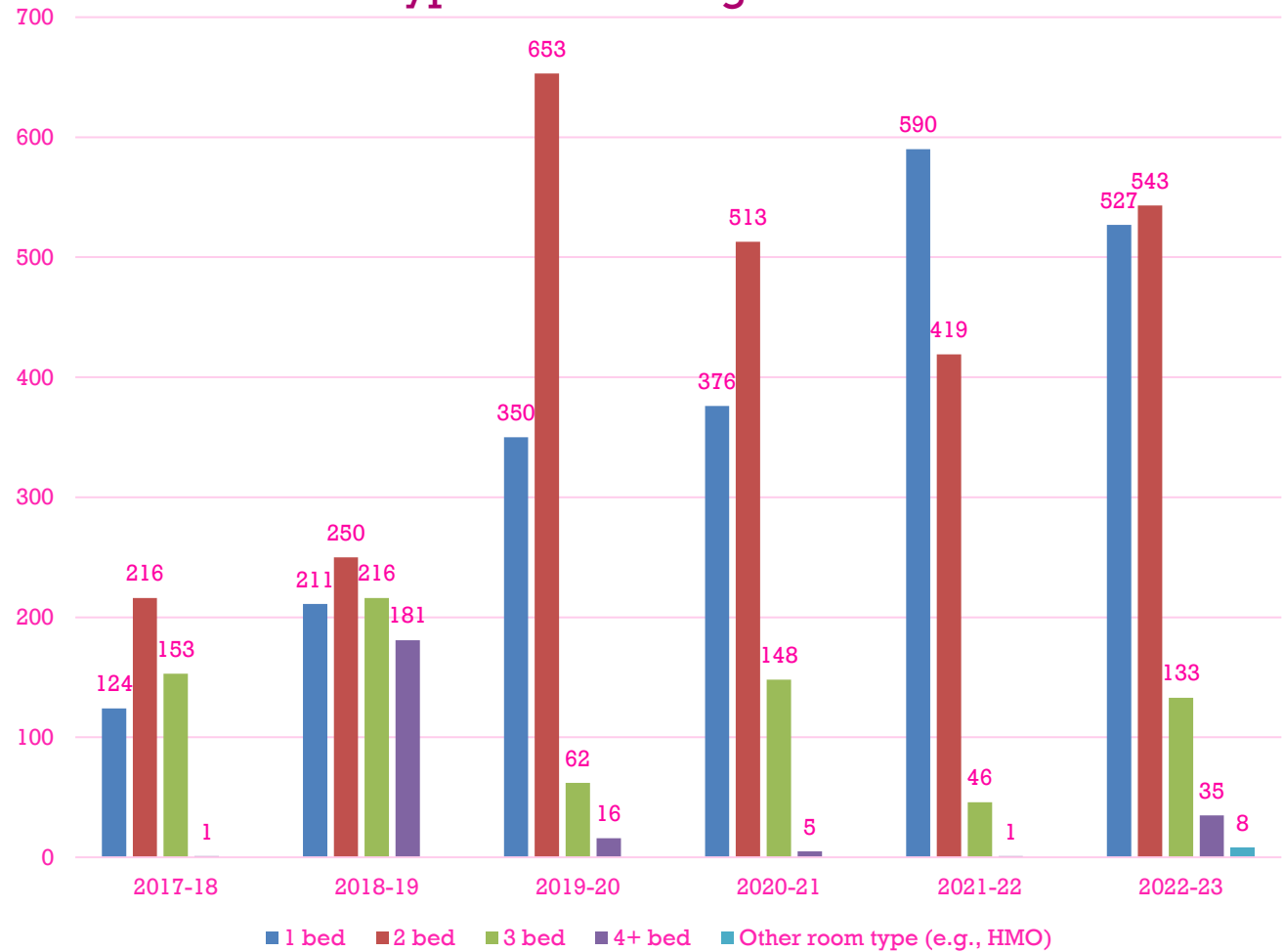
Net Additional Homes Delivered



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.

Types of Housing Delivered

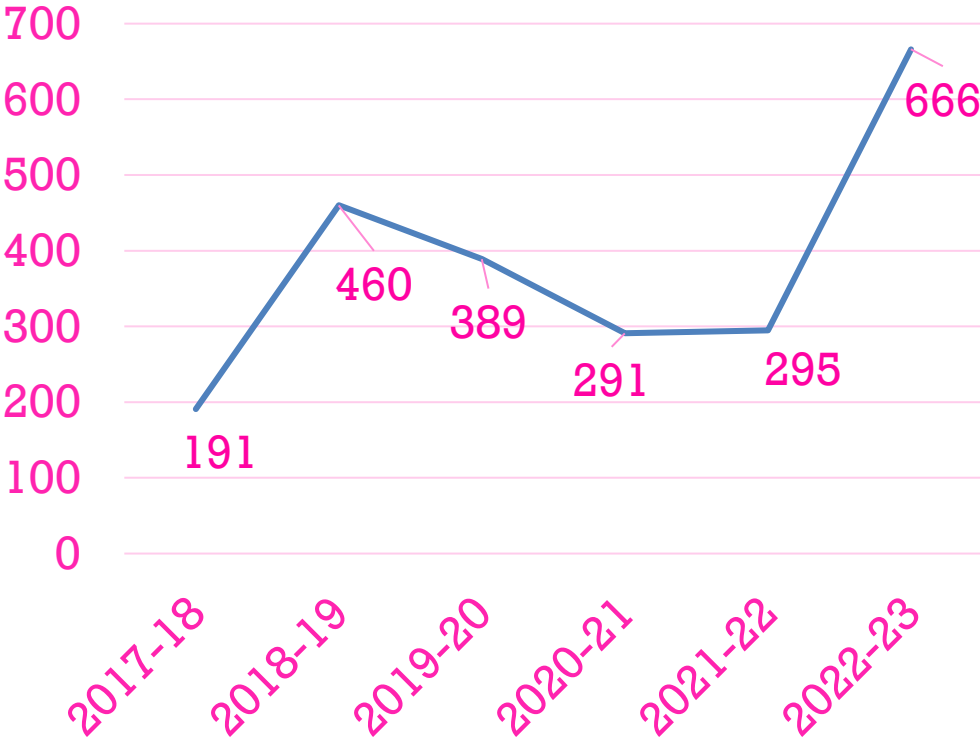


Our ambition is to **significantly increase** the number of **affordable homes** for **local residents** within the Borough.

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 **666** affordable homes but our pipeline of developments seeks to deliver **even more going forward**.

Delivery of Affordable Homes



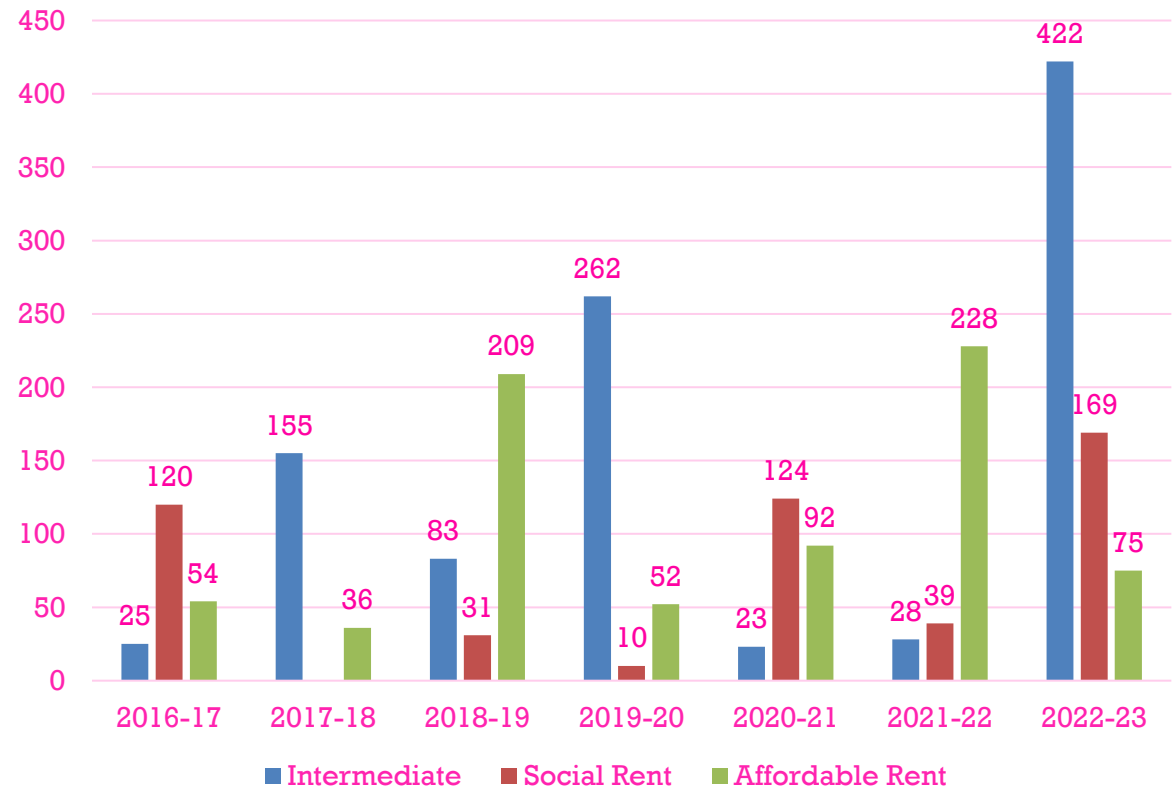
— Net affordable homes delivered

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

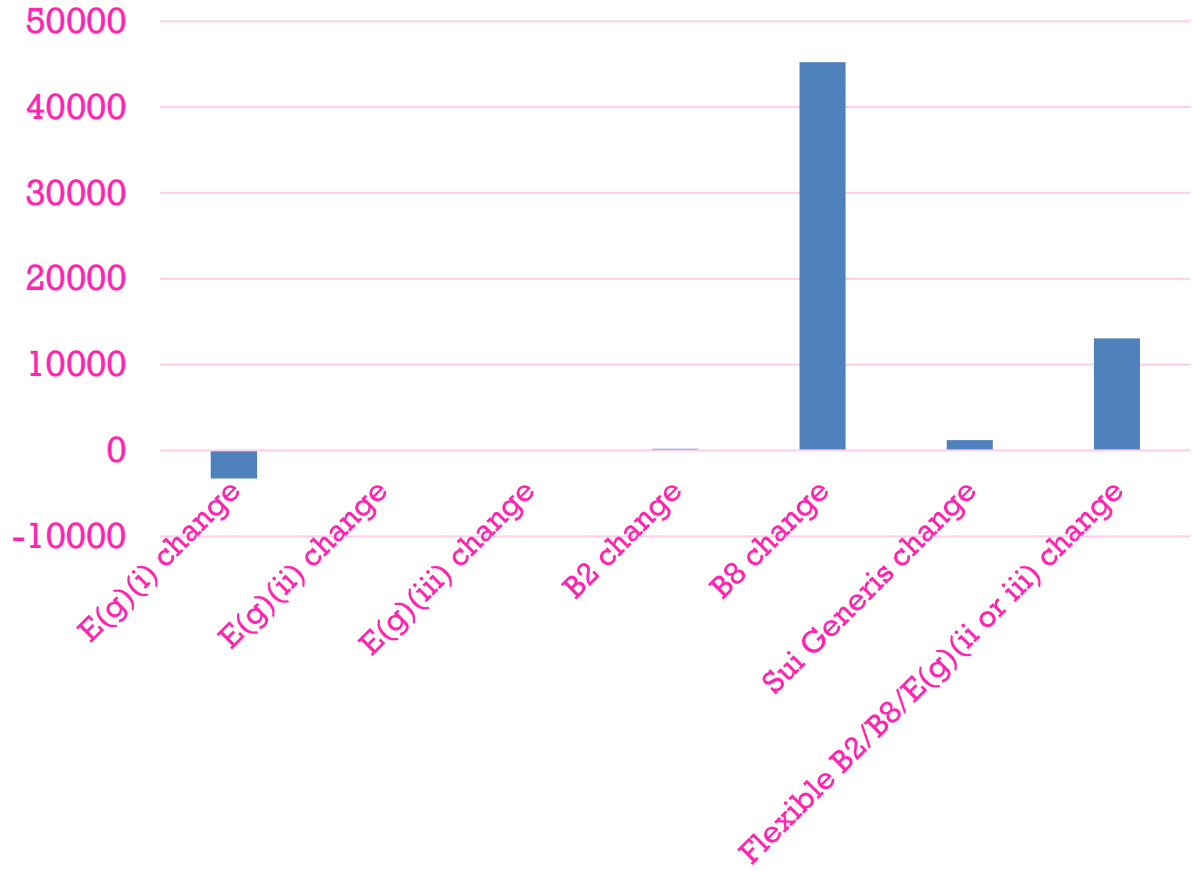


We are seeking the delivery of **high quality jobs** across the Borough to provide new opportunities for local residents.

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.

Loss and Gain in Employment Floorspace (sqm)



Finance

A vibrant, modern urban scene with people walking, cycling, and playing in a park-like setting between modern buildings. The scene is set on a wide, paved pedestrian walkway with a central dark stripe. On the left, a modern building with a curved facade and large windows is visible. On the right, a taller, multi-story brick building with balconies stands. The walkway is lined with young trees and greenery. In the foreground, a man is kneeling, interacting with a child on a bicycle. Other people are walking, some with dogs, and a person is pushing a stroller. The sky is blue with a few birds flying. The word "Finance" is overlaid in the center in a white, sans-serif font.

Community Infrastructure Levy 2022/23

| 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 |
| 2021/22 | £1,215,021.08 | £60,751.54 | £182,253.162 | £972,016.864 |
| 2022/23 | £2,168,437.98 | £108,421.90 | £325,265.70 | £1,734,750.38 |
| Total all years | £10,779,880.37 | £539,055.25 | £1,616,972.07 | £7,543,067.53 |

Section 106 Summary 2022/23

| Year | Amount received | Major Scheme examples | S106 Contribution examples |
|---------|-----------------|---|--|
| 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) | - £21,500 towards Public Realm - £16,701.50 towards Car Club |
| 2020/21 | £179,195.79 | - Former Abbey Retail Park (15/01635/FUL) - 79A Whalebone Lane South (19/01312/FUL) | - £105,621.25 towards Archaeological Investigation - £5,335.08 towards Car club - £21,340.32 towards Highways - £25,580.11 towards Employment |
| 2021/22 | £471,119//21 | - Barking Power Station (20/01097/OUT) - 79A Whalebone Lane South (19/01312/FUL) | - £300,000.00 - £82,426.93 towards Highway Works and Employment |
| 2022/23 | £4,159,948.06 | - Gascoigne East Phase 3b (21/02176/FUL) - Barking Power Station (City Markets) (20/01097/OUT) | - £70,000 towards playspace - Food Hub design contribution of £185,530 |



Development portfolio

30 new homes at Sebastian Court



Delivery of 159 homes at Gascoigne Estate East

Industria



- **Bringing multi-storey industrial development to London**
- **45 new Industrial Warehouse and Creative Space units**