SUPPLEMENTARY 1

THE EXECUTIVE

Tuesday, 8 November 2005

Agenda Item 6a **Local Development Framework Annual Monitoring Report 2004/05 (Pages 1 - 91)**

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The London Borough of Barking & Dagenham

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THE EXECUTIVE

8 NOVEMBER 2005

REPORT OF THE HEAD OF PLANNING AND TRANSPORTATION

This report is submitted under Agenda Item 6. The Chair will be asked to decide if it can be considered at the meeting under the provisions of Section 100B(4)(b) of the Local Government Act 1972 as a matter of urgency.

LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT 2004 - 2005	**FOR DECISION**

Summary

The Council is in the process of producing its Local Development Framework (LDF) – a requirement of the Planning and Compulsory Purchase Act (2004). The timetable for producing the LDF is outlined in the Local Development Scheme (LDS) which was approved by the Executive on 15 March 2005 and subsequently by the Secretary of State.

Government legislation requires the Council to produce an Annual Monitoring Report (AMR) and report on the progress of the LDS for every financial year. The report needs to outline whether the implementation of the LDS is on target and whether milestones have been achieved (see appendix).

This AMR relates to the period from 1 April 2004 until 30 March 2005 (financial year 2004/05). At the end of the financial year 2004/05, the LDS was on target and all milestones had been achieved.

It is the long term purpose of the AMR to report whether policies are achieving stated targets.

Some of the key Unitary Development Plan (UDP) policies and targets are outlined in this year's report as no LDF policies have been prepared yet. The government has set a series of "Core Output Indicators" to be used to assess the performance of the Unitary Development Plan (UDP).

Using these indicators, the following conclusions have been drawn:

- Not all housing completion targets have been achieved. In the financial year 2004/05 the Council faces a shortfall of 50 units from its annual completion target of 510, as set out in the London Plan. However, as 843 further units have planning permission to be built, this implies that it is the house building industry that has under-achieved the rate of new house completions and not the planning system in LBBD. Mechanisms will be needed to encourage the building industry to more than double its annual output for ten years running from 2007 onwards, in order for new housing targets to be achieved.
- The Council has surpassed its own affordable housing target of 25%.
- Some parcels of employment land have been lost to residential developments in the financial year 2004/05 as well as in the past ten years. 18% of all the employment land in the borough is used for storage use class B8. 12% of all employment land is currently vacant or derelict.
- In the Borough, three times more waste than the amount of municipal waste

produced, is being processed. Consequently, the Borough is doing more than its fair share with regards to the amount of waste it deals with. In the financial year 2004/05, 88% of the waste produced in the Borough was sent to landfill.

Throughout the ongoing LDF process, the Council has the opportunity to revise its policies and set itself "SMART" targets and choose its own set of locally important "Local Output Indicators".

The Council can use the setting of targets and the collecting of evidence as a mechanism to inform the preparation of the LDF and demonstrate how it has improved the quality of life in Barking and Dagenham.

Wards Affected - All

Implications:

Financial:

Part of this year's Planning Delivery Grant is allocated to the production of the Annual Monitoring Report by the 31st of December 2005, and the associated achievement of BVPI 200c.

The costs of monitoring the Local Development Framework through the AMR process will be met from within the existing Planning & Transportation Division budgets.

Legal:

The Planning & Compulsory Purchase Act 2004 requires the Council to report annually to government on the progress of the LDS. This AMR needs to be submitted to Secretary of State by the 31st of December 2005.

Risk Management:

The risk associated with not submitting an annual monitoring report on time is that BVPI 200c will not be achieved and monies allocated under the Planning Delivery Grant will not be awarded to the Council.

Social Inclusion and Diversity:

The Race Relations (Amendment) Act 2000 places a requirement on local authorities to make an assessment of the impact of new and revised policies in terms of equality. Existing policies have already been subjected to impact assessments. This Authority has adopted an approach of extending the impact to cover gender, disability, sexuality, faith, age and community cohesion.

As part of the AMR we will be monitoring the implementation of policies along with their timing with regards to the LDS. Consultations will occur as part of the LDF process as a result of any identified need to policies that the AMR brings to light. The LDF process targets a range of groups to ensure that policies can be prepared which reflect a wide range of equalities considerations in relation to ethnicity, gender, disability, sexuality, faith, age and community cohesion.

Crime and Disorder:
Monitoring the performance of LDF policies will result in more effective policies. An effective LDF policy on "designing out crime" will lead to safer streets and public spaces for all.

Recommendation
The Executive is recommended to:

1. Approve the LDF Annual Monitoring Report 2004/05 (see appendix).
2. Agree for it to be submitted to the Secretary of State by the 31st of December as required by legislation.
3. Agree that the Head of Planning and Transportation be authorised to make any non material changes as may be necessary to the LDF Annual Monitoring Report 2004/05. These changes will include those associated with the inclusion of maps and pictures (not currently included as these must from part of the branding exercise).

Reason
Approving the LDF Annual Monitoring Report will ensure that the Council can submit it to the Secretary of State as required by the end of December 2005.

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1. Background

1.1 The Council is in the process of producing its Local Development Framework (LDF) which is a requirement of the Planning and Compulsory Act (2004). Once adopted, this will replace the current Unitary Development Plan (adopted 1995).

1.2 Government legislation requires the Council to produce a monitoring report on the progress of the Local Development Scheme (LDS) for every financial year. The report needs to outline whether the implementation of the LDS is on target and whether milestones have been achieved.

1.3 In this report the period from the 1st of April 2004 until 30th of March 2005 (financial year 2004/05) is addressed. At the end of the financial year 2004/05, the LDS was on target and all milestones had been achieved.

1.4 It is the long term purpose of the Annual Monitoring Report (AMR), to report whether policies are achieving stated targets.

1.5 Some of the key Unitary Development Plan (UDP) policies and targets are outlined in this year's report. A nationally determined set of Core Output Indicators has been collected as evidence. Using these indicators, the following key conclusions can be drawn:

- Not all housing completion targets have been achieved. In the financial year 2004/05 the Council faces a shortfall of 50 units from its annual completion target of 510, as set out in the London Plan. However, as 843 further units have planning permission to be built, this implies that it is the house building industry that has under-achieved the rate of new house completions and not the planning system in LBBD. Mechanisms will be needed to encourage the building industry to more than double its annual output for ten years running from 2007 onwards, in order for new housing targets to be achieved.

- The Council has surpassed its own affordable housing target of 25%.

- Some parcels of employment land have been lost to residential developments in the financial year 2004/05 as well as in the past ten years. 18% of all the employment land in the borough is used for storage use class B8. 12% of all employment land is currently vacant or derelict.

- In the London Borough of Barking and Dagenham (LBBD), three times more waste than the amount of municipal waste produced, is being processed. Consequently, LBBD is doing more than its fair share with regards to the amount of waste it deals with. In the financial year 2004/05, 88% of the waste produced in the London Borough of Barking and Dagenham was sent to landfill.

2. Proposal (see appendix)

2.1 The LDF will not just regulate the development and use of land, but will help implement a wide range of programmes, such as regeneration, economic development, housing renewal, environmental protection and transport improvements.

2.2 The AMR has a crucial role to play in assessing whether targets have been achieved and whether or not policies are being implemented or need adjusting.

2.3 Throughout the ongoing LDF process, the Council has the opportunity to revise its policies and set itself “SMART” (specific, measurable, achievable, realistic, time bound) targets and choose its own set of locally important Local Output Indicators. Local Output Indicators can be chosen to collect evidence that is locally important to judge whether local Council policies are being implemented or need adjusting.

2.4 It is the aim of this document to help in the production of the LDF by highlighting areas where policies need revising and identify actions that need to be taken in order to progress with the LDF process and associated monitoring requirements (see appendix).

2.5 The approach is designed to ensure that while national monitoring requirements are being adhered to, issues are also highlighted that will inform the ongoing LDF process.

2.6 Revision of existing policies and/or selection of Local Output Indicators in the following areas should be considered:

- housing,
- employment,
- education,
- health care,
- retail,
- transport,
- the use of the river,
- energy,
- waste,
- open spaces,
- heritage and culture.

2.6 The Council can use the setting of targets and the collecting of evidence as a mechanism to prove that it has improved the quality of life in Barking and Dagenham.

2.7 The AMR brings to light the need for changes to policies. However, any changes considered necessary will be consulted upon as part of the wider LDF process.

3. Financial Implications

3.1 Revenue Issues

3.1.1 Planning Delivery Grant (PDG) is allocated to the production of the Local Development Framework Annual Monitoring Report and the associated award of BVPI 200c. The AMR must be submitted to the Secretary of State before the 31st of December or else an element of our potential PDG allocation will be lost.

3.1.2 The costs of producing and consulting upon the Local Development Framework Annual Monitoring Report will be met from within the existing Planning & Transportation Division budgets.

3.2 Risk Management

3.2.1 The risk associated with not submitting an annual monitoring report on time is that BVPI 200c will not be achieved and monies allocated under the Planning Delivery Grant will not be awarded.

4. Consultation

4.1 Councillors

Portfolio Holder
Regeneration; Cllr Kallar

Local Development Framework Steering Group

Regeneration Board (November 2005)

4.2 **Officers**

Finance
Alexander Anderson, Head of Finance (DRE)
Alan Russell, Head of Audit.

Corporate Strategy
Muhammad Saleem, Solicitor to the Council
Robin Hanton, Corporate Legal Manager

Housing and Health
Jeff Elsom, Crime and Anti Social Behaviour Unit Manager

Background Papers

- Executive Report (8 November 2005) - Local Development Framework Issues Papers
- Executive Report (15 March 2005) - London Borough of Barking and Dagenham Local Development Scheme
- Unitary Development Plan, LBBD(1996)
- LBBD Local Development Scheme (adopted March 2005)
- Planning & Compulsory Purchase Act 2004

APPENDIX A

London Borough of Barking and Dagenham

Draft Local Development Framework: Annual Monitoring Report 2004/05

October 2005

www.barking-dagenham.gov.uk

Published by:

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Executive Summary

Government legislation requires the Council to produce an Annual Monitoring Report (AMR) on the progress of the Local Development Scheme (LDS) for every financial year. The LDS sets out the timetable to write the Local Development Framework (LDF), which will replace the Unitary Development Plan (UDP). The AMR needs to outline whether the implementation of the LDS is on target and whether milestones have been achieved.

This AMR relates to the period from the 1st of April 2004 until 30th of March 2005 (financial year 2004/05). At the end of the financial year 2004/05, the LDS was on target and all milestones had been achieved.

It is the long term purpose of the AMR, to report whether policies are achieving stated targets.

Some of the key Unitary Development Plan (UDP) policies and targets are outlined in this year's report. The government has set a series of "Core Output Indicators" to be used to assess the performance of policies.

Using these indicators, the conclusions below have been drawn.

- Not all housing completion targets have been achieved. In the financial year 2004/05 the Council faces a shortfall of 50 units from its annual completion target of 510, as set out in the London Plan. However, as 843 further units have planning permission to be built, this implies that the house building industry under achieves the rate of new house completions that planning permissions have allowed. Mechanisms will be needed to encourage the building industry to more than double its annual output for ten years running from 2007 onwards, in order for new housing targets to be achieved.
- The Council has surpassed its own affordable housing target of 25%.
- Some parcels of employment land have been lost to residential developments in the financial year 2004/05 as well as in the past ten years. 18% of all the employment land in the Borough is used for storage use class B8. 12% of all employment land is currently vacant or derelict.
- In the London Borough of Barking and Dagenham (LBBD), three times more waste than the amount of municipal waste produced, is being processed. Consequently, LBBD is doing more than its fair share with regards to the amount of waste it deals with. In the financial year 2004/05, 88% of the waste produced in the London Borough of Barking and Dagenham was sent to landfill.

Throughout the ongoing LDF process, the Council has the opportunity to revise its policies and set itself "SMART" targets and choose its own set of locally important "Local Output Indicators".

During the creation of the LDF, revision of existing policies and/or selection of Local Output Indicators about the following topics should be considered:

- housing,
- employment,
- education,
- health care,
- retail,
- transport,
- the use of the river,
- energy,
- waste,
- open spaces,
- heritage and culture.

The Council can use the setting of targets and the collecting of evidence as a mechanism to inform the preparation of the LDF and demonstrate how it has improved the quality of life in Barking and Dagenham.

Contents

Introduction

1.0 Government Legislation

1.1 The Planning and Compulsory Purchase Act received Royal Assent on 12 May 2004, and commenced on 28 September 2004.

1.2 The Act requires the Council to monitor the progress of the Local Development Scheme (LDS). This will inform the Council and the Government whether milestones set out in the LDS have been achieved.

1.3 The long-term aim of the Annual Monitoring Report (AMR) is to help towards the Local Development Framework (LDF) by:

- collecting evidence to assess whether policies are working or not.
- considering whether policies need adjusting (Local Development Framework Monitoring: A good practice guide, ODPM, March 2005).

2.0 Scope of the Annual Monitoring Report for 2004/2005

2.1 An annual report under section 34 (1) must cover a period commencing on 1st of April in one year and ending on 31 March in the next year (The Town and Country Planning, Local Development, England, Regulation 2004, Part 8).

2.2 Even though the Council is only required in this AMR to address the time period starting from October 2004,when the Act commenced, until the end of the financial year, this report addresses the entire financial year 2004/05, so that next year's report and evidence can be compared to this year's.

2.3 A complete analysis of existing policies proves difficult in this year's report (see section 6). Nevertheless, a brief analysis of existing policies is provided in order to identify lessons to be learnt from the Unitary Development Plan (UDP) that can be taken forward into the creation of the LDF.

2.4 It is the long term aim to consistently collect four types of indicators for every Annual Monitoring Report. These are:

1. **Local Development Framework Core Output Indicators**. These are nationally set out by government and cover a broad range of land use and environmental subjects. Evidence for these has been collected in this report. Summary tables are provided in appendix 1.
2. **Local Development Framework Local Output Indicators**. These will help collect evidence that are locally perceived as important, but is not covered by the above. The identification of these will be part of the ongoing LDF process. In this report, some sectors for which Local Output Indicators are needed are identified.
3. **Significant Effects Indicators**. These are the likely significant effects of policies and will be identified as part of the ongoing Sustainability Assessment.
4. **Contextural Indicators**. These will help explain how things happening on a broader scale are affecting the Borough, e.g. wider economical changes.

2.5 This year's report will examine the background information through which existing plans and policies were derived. This may illustrate areas which will require local monitoring.

3.0 Methodology for the Collection of Evidence

3.1 The main sources of information are:

- **Local Planning Application Records**
  The Council's database that is used to store details on planning applications.
- **London Development Database (LDD)**
  This database has been set up by the Greater London Authority (GLA). The London Borough of Barking and Dagenham (LBBD) has been submitting all residential and major non-residential applications to the GLA via an online database, based upon locally kept data. In return, the GLA is working on report functions that help to analyse this information.
- **Local Sources**
  People locally involved and reports locally written.
- **Regional Authorities**
  The Environment Agency (EA) and the GLA, for example, collect information that does feed into the Core Output Indices (see appendix 1).

3.2 Certain data gaps have been identified in the planning application stages. These are:

- size of the site for which the application is made,
- floor space (m2) lost by type,
- floor space gained by type,
- the number of bedrooms lost,
- the number of bedroom gained,
- details on flood risk assessments,
- the number of parking spaces provided,
- progressive detailed completion data.

3.3 ACTION 1 In order to help the LDF process, the Council needs to consider how best to ensure that information listed above is collected consistently. Guidance could be given to applicants to the provision of details such as these outlined above. These details could be made a prerequisite on planning applications before they are validated locally. An alternative is that this data becomes a component of 1APP, the national standard planning application form that is expected to be introduced (see www.planningportal.gov.uk).

4.0 Progress of the Local Development Scheme

4.1 The Local Development Scheme (LDS) is a three year rolling work programme for the replacement of the adopted Unitary Development Plan (1995) with a Local Development Framework (LDF). It establishes the process for preparing the LDF including the timing for each of the Local Development Documents (LDD) and their preparation.

4.2 The LDS is required to be submitted to the Government for approval. It is a public document and is required to be monitored and annually reported to the Government on achievement of targets. The following is the first annual report covering the period of April 2004 to March 2005. It contains information on each LDD – the Statement of Community Involvement, Core Strategy, Proposals Map, Site Specific Allocations, Borough Wide Development Policies, Waste, LBBD Urban Design Framework, LBBD Public Realm Strategy, and the Broad Street Planning Brief. This progress report details the relevant stage that every document should have reached (by March 2005), the timeframe for its completion, and whether or not the established targets were met.

4.3 Statement of Community Involvement

Stage	Dates	On Target
Preparation of SCI (involving community & stakeholders)	April 05 – October 05	n/a*

4.4 Core Strategy

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.5 Proposals Map

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.6 Site Specific Allocations

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.7 Borough Wide Development Policies

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.8 Waste

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	April 05 – July 05	n/a*

4.9 LBBD Urban Design Framework

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.10 LBBD Public Realm Strategy

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	November 04 – March 05	Yes

4.11 Broad Street Planning Brief

Stage	Dates	On Target
Pre-production (survey and evidence gathering)	April 05 – May 05	n/a*

4.12 As of March 2005, the timetable and milestones established in the Local Development Scheme have been achieved for all Local Development Documents.

* This denotes that the dates fall outside the timeframe for this monitoring report and therefore, will not be reported-on in this report. Further information on the LDS can be found online at: http://www.barking-dagenham.gov.uk/8-leisure-envir/planning/plan-ldf.html

5.0 UDP Policies

5.1 The Council's Unitary Development Plan (UDP) was adopted on the 17th of October 1995. The UDP contains details for 30 strategic policies and 294 supporting policies. Since 1995, 14 supplementary planning guidance documents have been approved by the Council.

5.2 All these policies have been saved and remain in place until replaced by LDF policies.

Table 1 Summary of Documents contained within the UDP

Planning Document Type	No of Documents
Strategic Policies	30
Supporting Policies	294
Supplementary Planning Guidance	14

51 site specific targets were set in the UDP. The implementation of these was not systematically monitored. Site specific UDP policies that can be seen to have been implemented are listed in appendix 2.

5.3 ACTIONS

Lessons to be learnt for the LDF process are:

ACTION 2 There should be fewer policies in line with recent Government advice.

ACTION 3 When designing policies, consideration should be given to their implementation and effective monitoring.

ACTION 4 The Council should set itself objectives for which 'SMART' targets can be set:

- specific
- measurable
- achievable
- realistic
- time bound (Local Development Framework Monitoring: A good practice guide, ODPM, March 2005, page 65).

ACTION 5 In order for the LDF to take the lead on spatial planning issues, timelines for updating crucial documents should be adhered to.

5.4 In sections 8 – 17, more details to some of the UDP policies are given.

6.0 Historical Background to Barking and Dagenham

6.1 The London Borough of Barking & Dagenham is a local government administration area of 3,611 hectares situated to the East of London on the North Bank of the River Thames.

Figure 1: Position of the London Borough of Barking and Dagenham within Greater London

It was formed in 1965 by reorganisation of local government for Greater London, from parts of the Essex County Council area. In 1994, a change occurred to the government administration boundaries of the London Borough of Barking and Dagenham with Redbridge and Havering. In 2002, the internal elected representative wards were changed to the arrangement they are in today (2005).

6.2 In 2004, notice of the proposal to create an Urban Development Corporation (UDC) was given, covering all the southern part of the Borough and Barking Town Centre area, which was viewed as land in the most need of major new development. Negotiations about how responsibilities between the Borough and the UDC will be met were continuing in April 2005.

6.3 The roots of the population in the Barking and Dagenham area are distant, being focused on the Barking Abbey Settlement, recorded in 666 AD, and a number of isolated farmhouses such as seventeenth century Hooks Hall Farm and country mansions such as the fifteenth century Valance House and sixteenth century Eastbury Manor House.

6.4 In early times the area to the south of Eastbury was marshland, which extended to the River Thames. By 1900 Barking, a town once dependent on fishing, said in the middle of the nineteenth century to have the largest fishing fleet in Europe, was beginning to expand its industrial base eastwards and downstream along the River Roding. This was partly driven by polluting industries that had moved out from London to Barking after new regulations were introduced during Victorian times.

6.5 A number of other settlements were recorded then. These are known as (Old) Dagenham Village where the parish church existed in the thirteenth century, and Chadwell Heath. In addition Samuel Williams & Sons Limited had developed their own transport and distribution complex by reclaiming marshland, centred upon Dagenham Dock and based upon river transport (1887-1981/2).

6.6 A major change occurred in 1920 when the London County Council started to develop fields in Dagenham as the Becontree Housing Estate. This became the largest municipal housing estate in the country, covering almost one third of the current borough area, or 1,121

hectares (2,770 acres) with 25,000 houses intended for 120,000 people. The population in Dagenham grew ten fold before World War II, about four times faster than Barking (see fig.2).

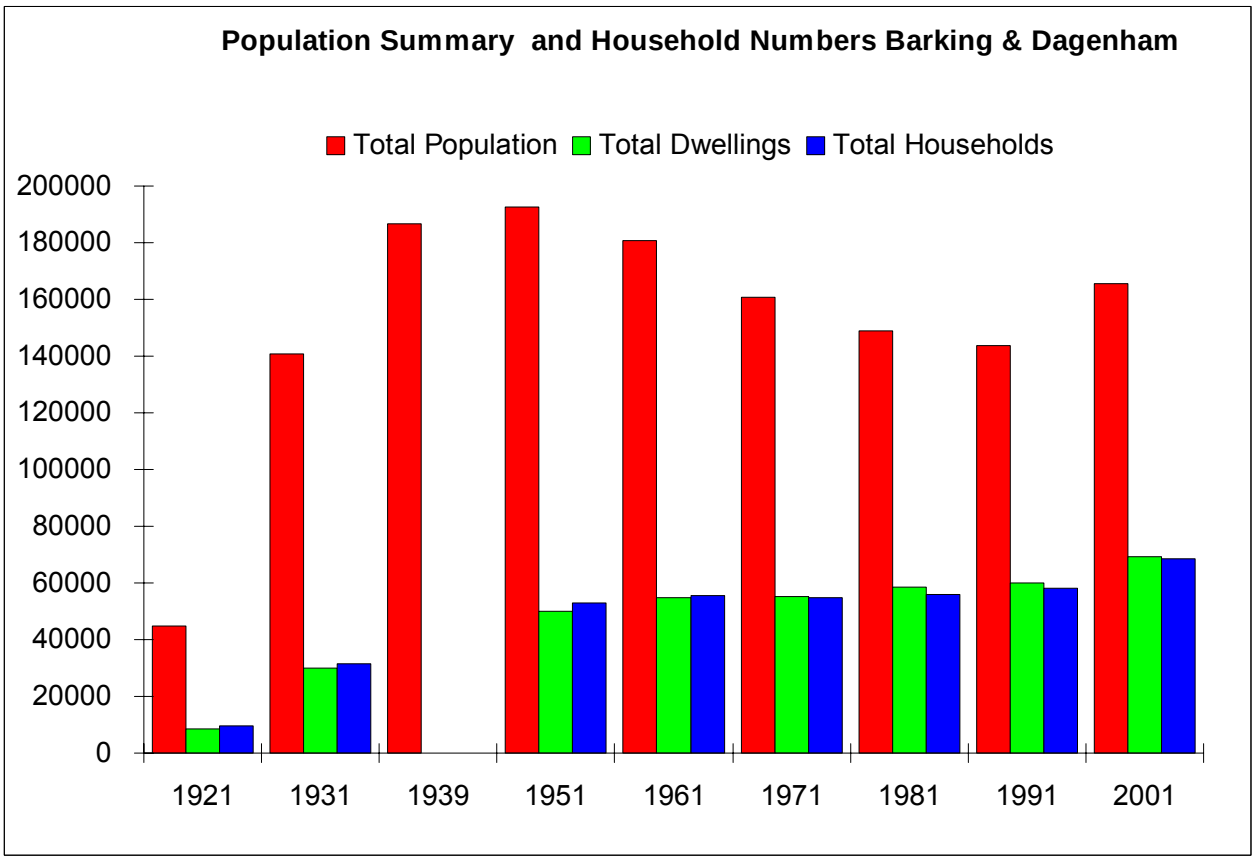

Figure 2 Relative changes to total population, total dwellings and total households through time. No data is available for 1939.

6.7 Becontree was a cottage estate of 3 and 5 roomed houses and might be described as a prototype garden city (Alan Jackson, Semi-Detached London, 1973) as 205 hectares were allocated to parkland, allotments and sports fields. Some land was set aside for new tram links which never materialised. The estate was initially deficient in social facilities, shops and schools and only gradually developed a series of bus routes. The new residents had come largely from the inner city areas of East London. In 1932, the underground railway service was extended from Barking to Upminster giving an improved system for accessing the workplaces of the residents. Many of these public houses built during the 1930's or their locations are still widely recognised as local landmarks.

6.8 In 1924, Henry Ford purchased former marshland reclaimed by Samuel Williams and completed the first phase of the Dagenham Motor Car Plant by 1931. The car manufacturing plant continued operating until 2001/2 including a period during which a Bessemer design iron foundry existed on the estate. Ford Europe had decided to specialise its facilities across Europe to a new pattern and now Ford Dagenham Plant focuses on diesel engines using a smaller site than it hitherto occupied.

6.9 In 1925, a coal fired electricity generating power station was built on the banks of the Thames in Barking. This was decommissioned in the 1960's and then demolished, leaving a legacy of high voltage overhead power lines across the southern part of the borough and the national electricity grid switching station now hidden within a large grey building. It is believed by the London Thames Gateway Development Corporation that these are two of the factors which have delayed major development of the land adjacent to the Barking Reach of the River Thames (UDC, 2005, Regeneration and Physical Development Framework).

6.10 The period after the World War was a time of general crisis in housing. In 1951, not only was the population rate at its height, sharing of dwellings had risen by about three times and households sharing a dwelling rose to about five times the level it had been before the war. Both these rates of sharing declined during the rest of the century. A succession of different local councils maintained a municipal house building programme on open spaces and by redeveloping many of the older housing areas into the 1970's.

6.11 This characterised the nature of the area for many years, an image which the Council now wishes to overcome in the light of the recent social and economic changes. In 1981, the population census recorded over 60% of all households were in local authority housing which by 2001 had fallen to 34.4% whilst wholly owner occupied households had risen from 29.9% in 1981 55.3% of the borough during the same time (Population Census, 1961-2001).

6.12 The average household size has declined throughout the period for which records are available. This means that with declining household density since 1951, although the numbers of dwellings continues to rise, the population total had declined until the borough was enlarged in 1994. Since 1951 reported vacant dwellings had risen suggesting an overall reduction in pressure on housing space.

6.13 These long term trends may be disguising other pressures such as access to affordable accommodation which is an increasingly important and this was mentioned in the UDP, but has only recently become a high regional priority housing issue.

6.14 When Ford Motor Company moved production into the borough in 1931, they brought a workforce with them and the Ryeland's Estate was built for these new workers. The Ryelands estate is a private housing development in the south of the borough, adjacent to the original Ford's plant. Many private house building schemes are barely distinguishable from the municipal housing.

6.15 When the Becontree Estate was first developed, there were no additional local work opportunities following the resident's migration. A London County Council survey of its tenants in 1937 found that 60% worked in central London and a further 10% worked in east London.

6.16 Ford's arrival seems to have been a catalyst for new local job opportunities and by 1937, 37% of the children of the Becontree estate residents had local employment. Fords dominated local employment for the next two generations, though this in no longer the case. The largest employer is now the local Council with approximately 8,000 in its overall workforce.

6.17 While London is usually believed to be a magnet for people looking for work, the reasons for any population loss is not so easily defined, though it has been recognised as a London wide trend. The net loss of people living in the Borough, which occurred since 1951 is not apparently fuelled by mass unemployment such as the reduced Fords workforce, as the population was never initially dependent upon one internationally mobile employer.

6.18 The recent lack of affordable housing across London may result in a rise in sharing of household spaces and the reduction in vacant dwellings and can be a factor behind house price inflation. East London continues to be one of the cheaper housing regions in Greater London.

7.0 Sustainable Development

7.1 The main aim of the UDP and LDF is to help government improve life for everyone. This aim is expressed in the UDP and listed below.

NAME OF DOCUMENT	DETAILS
THE MAIN AIM OF THE PLAN WILL BE:	TO IMPROVE THE QUALITY AND EQUALITY OF LIFE FOR ALL RESIDENTS IN THE BOROUGH ON A SUSTAINABLE BASIS

7.2 It is the purpose of the ongoing LDF process to revise policies and to set clear targets. Throughout the next chapters, UDP polices are examined, in order to identify lessons to be learnt that can be taken forward into the ongoing LDF process.

7.3 To improve accountability, it is the purpose of this report to check whether targets have been achieved.

7.4 Throughout the next chapters, UDP policies, background and indicators where they apply to aspects of life in Barking and Dagenham as listed below, are outlined.

- Housing
- Employment
- Education
- Health Care
- Retail
- Transport
- Wharfs
- Flooding
- Energy
- Waste
- Open Spaces
- Culture and Heritage

7.5 Over the next years, it will take the collaboration of the whole Council to effectively revise UDP policies for the LDF and to focus the Councils many activities into a plan that is accountable and can help to improve life in the Borough.

Together we will build communities and transform lives...

8 Housing

Past Housing Targets

8.1 The housing target, as listed in the UDP is shown below:

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY A	THE COUNCIL WILL SEEK TO ENSURE THE ADEQUATE SUPPLY OF LAND FOR HOUSING, TO ENABLE THE PROVISION OF AT LEAST 9,000 ADDITIONAL DWELLINGS IN THE BOROUGH BETWEEN 1987 – 2001.

8.2 A housing target of 9,000 homes over a 15 year period translates into an annual average of 600 homes per year.

8.3 In the London Plan 2004, the Greater London Authority (GLA) has set a housing target of 510 dwellings per year for Barking and Dagenham.

8.4 Completion data collected internally for the time period back to 1995 shows that 4,926 dwellings have been completed. 82.1% of the UDP Housing Target has therefore been achieved (see also appendix 1.2, Core Output Indicator 2 ff).

8.5 Figure 3, as shown below illustrates the discrepancies between annual average expected building and completion rates.

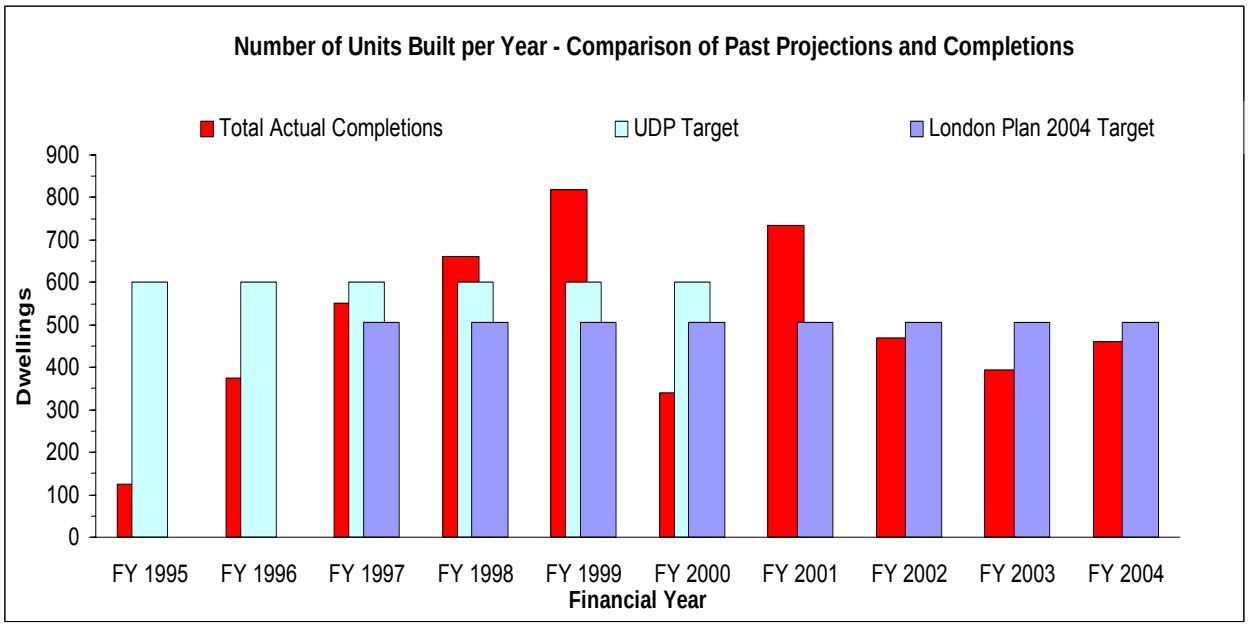

Figure 3 Comparison of housing targets and actual completions from 1995 until the end of the financial year 2004/05.

8.6 The total units that have been built since 1995 compared to those actually built using the UDP and the London Plan 2004 target are illustrated in figure 4.

8.7 In the financial year 2004/05, 460 dwellings were completed, leaving a shortfall of 50 units. A comparison between target and completion data for the financial year 2004/05 can be seen in figure 5.

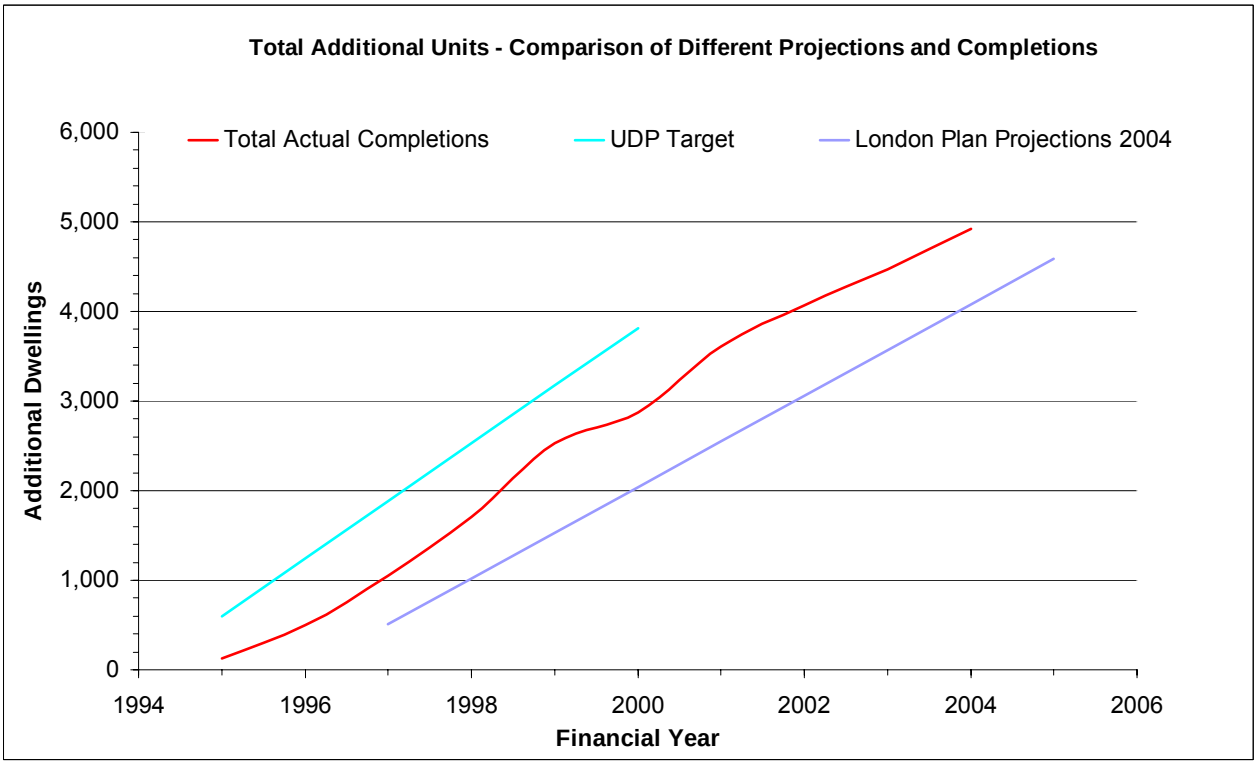

Figure 4 Total units built since the UDP was adopted in 1995, compared to those that the UDP and the London Plan projected.

8.8 However, the role of the Council is limited with regards to the actual completion of properties. The Council can merely grant planning permissions which then need to be implemented by developers. At the end of the financial year 2004/05, permission to built a further 843 properties in Barking and Dagenham had been granted (see fig 5).

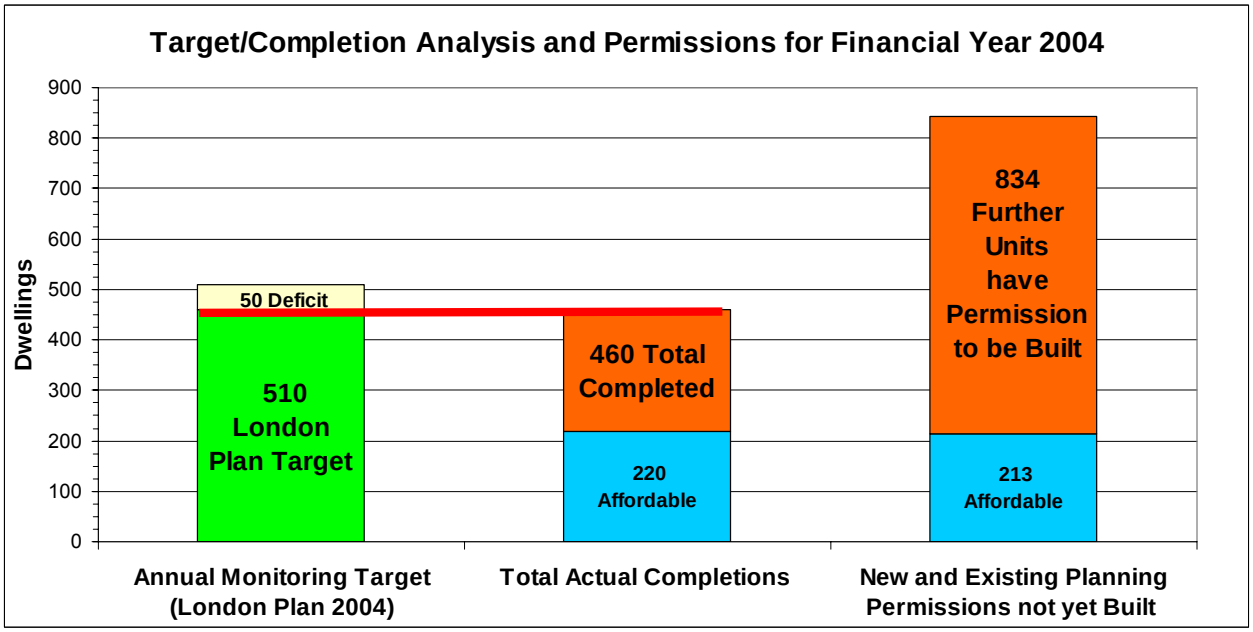

Figure 5 Target/Completion data for FY 2004/05. Completions are net figures and include all residential developments, including conversions. The figure for approvals includes those granted in the FY 2004/05 and those remaining valid that were granted in previous years for houses that have not yet been built.

Barking Reach

8.9 Specific housing targets were set in the UDP for Barking Reach, which are listed in the table below:

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY D	BARKING REACH WILL BE COMPREHENSIVELY DEVELOPED PRIMARILY FOR:-
	i)RESIDENTIAL DEVELOPMENT OF UP TO 6,000 DWELLINGS

8.10 Approximately 850 houses have been built in the Barking Riverside in an area over 21 hectares, but the large scale development that was planned did not take place because the necessary social and physical infrastructure to serve additional homes and people had not been developed.

8.11 In December 2004, a new outline planning application for a mixture of retail, employment and social facilities as well as 10,800 new homes has been submitted for the area which is now called Barking Riverside.

Affordable Housing

8.12 Nearly half (220) of the 460 units built in the financial year 2004/05 are affordable (see fig.5). Even though there is no specific UDP target on the subjects, the affordable housing completions are in line with Strategic Policy B as listed below.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY B	THE COUNCIL WILL CONSIDER HOW TO ENSURE THAT SUPPLY MEETS REAL NEEDS, GIVEN THE PROBLEMS ASSOCIATED WITH LOW COST HOUSING AND THE INABILITY OF THE HOUSING MARKET TO PROVIDE ACCESS TO ACCOMMODATION FOR LOWER INCOME GROUPS.

8.13 The borough's affordable housing target of 25% is outlined in policy H4 and is listed below.

NAME OF DOCUMENT	DETAILS
POLICY H4	THE COUNCIL WILL SEEK AN OVERALL TARGET OF AT LEAST 25% AFFORDABLE, LOW-COST HOMES AMONGST THE NEW DWELLINGS PROVIDED DURING THE PLAN PERIOD IN ORDER TO CATER SPECIFICALLY FOR HOUSEHOLDS WITH LOW AND MIDDLE INCOMES WHO ARE UNABLE TO PURCHASE OR RENT HOUSING AT MARKET RATES. WHERE AN ELEMENT OF SUCH LOW COST HOUSING IS INCLUDED IN A HOUSING SCHEME IT WILL BE A MATERIAL CONSIDERATION WHICH THE COUNCIL WILL TAKE INTO ACCOUNT WHEN DETERMINING PLANNING APPLICATIONS. THE PRECISE AMOUNT OF LOW COST HOUSING WILL VARY FROM CASE TO CASE AND WILL NEED TO BE A MATTER FOR NEGOTIATION. BY MEANS OF NEGOTIATED AGREEMENTS THE COUNCIL WILL SEEK TO ENSURE THAT LOW COST HOUSING IS PERMANENTLY AVAILABLE AND MAY INCLUDE LOCAL AUTHORITY, HOUSING ASSOCIATION, HOUSING CO-OPERATIVES, FORMS OF SHARED OWNERSHIP AND SELF-BUILD.

8.14 The borough's affordable housing target has been achieved.

8.15 The GLA aims for 50% of all new homes to be affordable. 95% of the GLA's target has been achieved.

8.16 With regards to the 843 units that currently hold planning permission, agreements are in place that 25% (213 units) of these will be affordable (see fig 5). This does comply with UDP Policy H4 as shown above.

Maintaining the Housing Stock

8.17 The maintenance of the existing council housing stock is addressed in UDP Strategic Policy C. The most recent scheme that improves the remaining Council-owned dwellings is known as "Shape Up for Homes" and was introduced by the Council in 1996 and finished in 2005. This modernised over 19,000 dwellings so that the local housing service is on track to meet the Decent Housing Standard by 2010.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY C	THE COUNCIL WILL SEEK TO MAINTAIN DECENT STANDARDS FOR ALL RESIDENTS AND TO ACHIEVE A BETTER ENVIRONMENT FOR HOUSEHOLDS MOST IN NEED.

Bedroom units

8.18 73.1% of the units built in the financial year 2004/05 are two bedroom units. One and two bedroom units combined made up 90.8% of all the houses built (see fig. 6). There is no specific target on the breakdown of units in the UDP, instead site specific allocations are made.

8.19 97.7% of all units approved in the financial year 2004/05 are one and two bedroom units (see fig.7).

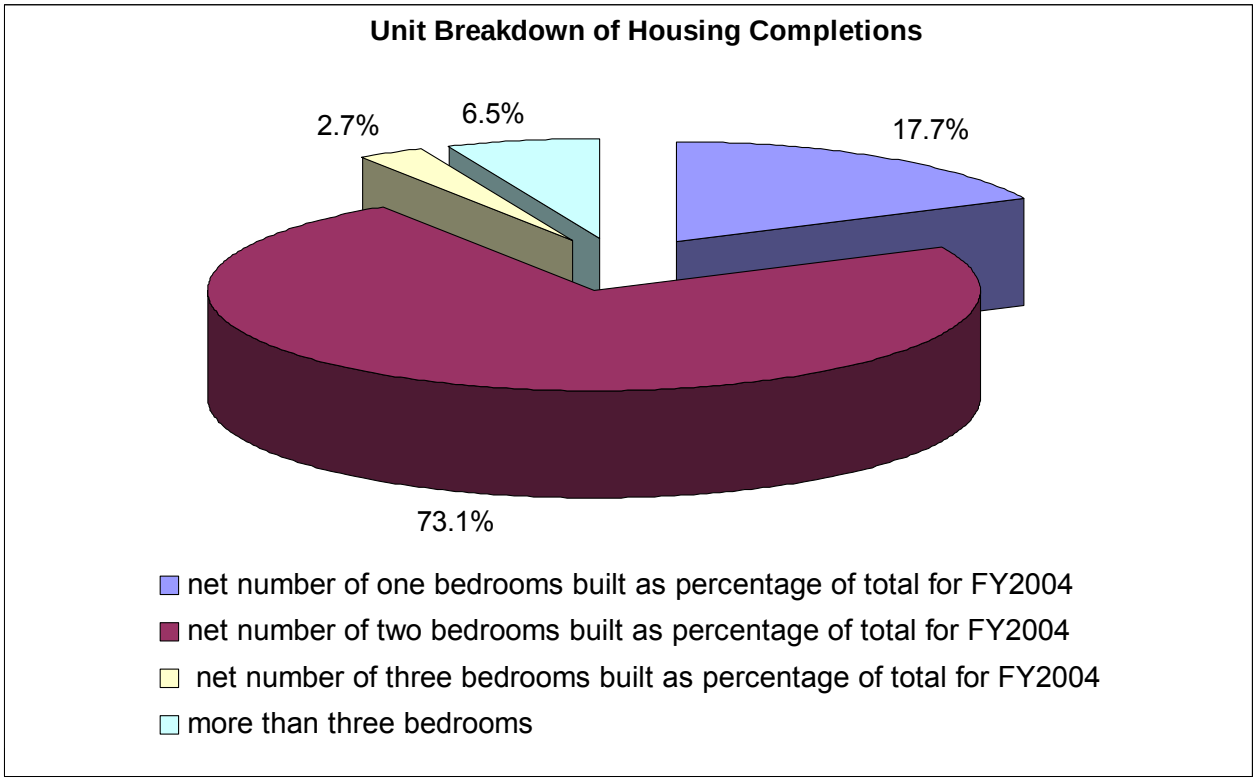

Figure 6 Percentage of 1, 2 and 3 bedrooms of total units built in the financial year 2004/05.

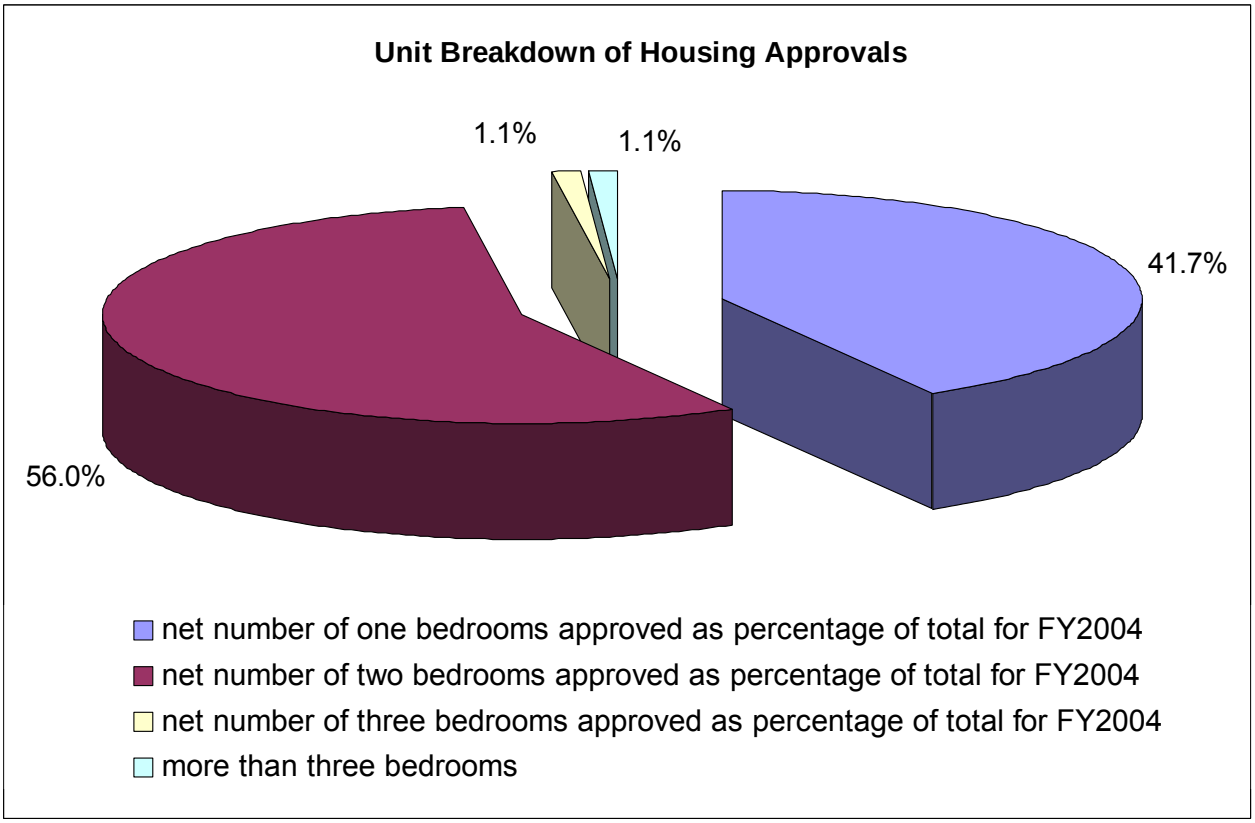

Figure 7 Breakdown of dwelling units approved in the financial year 2004/05.

8.19 Changes to existing housing units are illustrated in the figure 8 below. In the financial year 2004/05, approximately 400 dwellings were being extended by private owners. These extensions often lead to bigger family units.

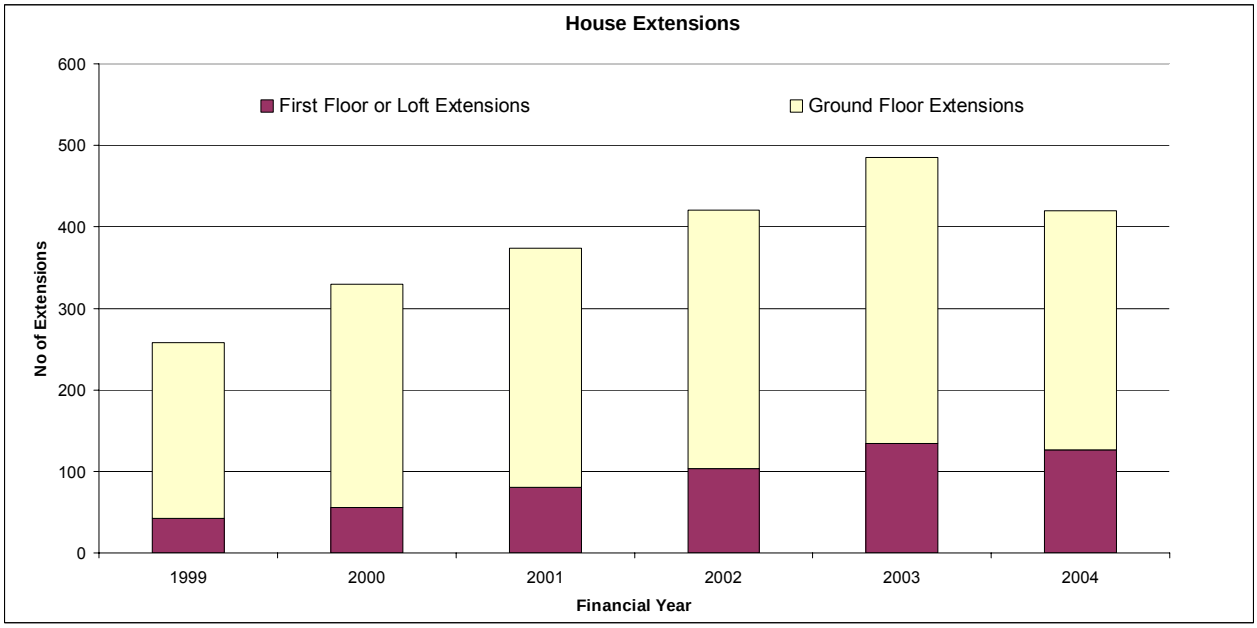

Figure 8 House extensions by private owners from 1999 until 2005.

8.20 There is also a trend of sub-dividing other houses into smaller flats. These and new dwellings are counted as net additions to the housing stock.

Future Projections

8.21 Throughout 2004/05, the London Borough of Barking and Dagenham has cooperated with the GLA in the London Housing Capacity Study (LHCS) that has lead to the creation of new housing targets that will be taken forward into the revision of the London Plan.

8.22 The study has concluded with the estimate that in Barking and Dagenham there is the capacity to build a total of 11,900 units in the ten year period from 2007 until 2017. This has been translated into a draft annual housing target to complete 1,190 units for ten years running from 2007 onwards. The new target will feed into the draft London Plan for 2007.

8.23 This means that compared to the UDP target, the annual build rate will have to double, in order for the new London Plan 2005 housing target to be achieved. This is illustrated in figure 9.

8.24 In the longer term, the Council seeks to provide suitable developments sites for approximately 30,000 potential homes in the next 20 – 25 years. This projection is subject to the necessary social and physical infrastructure developments taking place. A non - confidential summary of all the major schemes planned by the Council with timing as taken forward by the GLA into the LHCS is listed in appendix 4. The summary figures are provided in appendix 3.

8.25 The GLA have arrived at a new housing target by using the developments as listed in appendices 3 and 4 and making strategic considerations on population density and employment land release that apply to the whole of London.

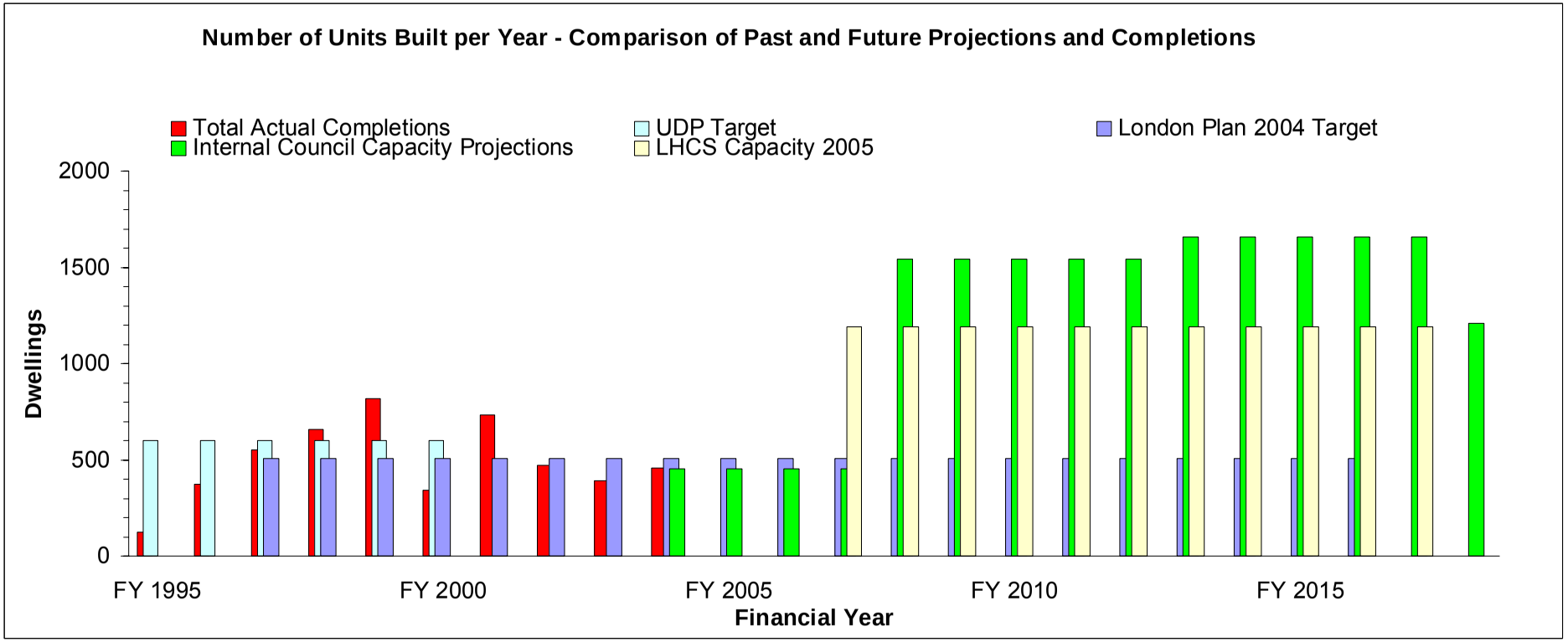

Figure 9 Annual Built rates associated with different projections and completions.

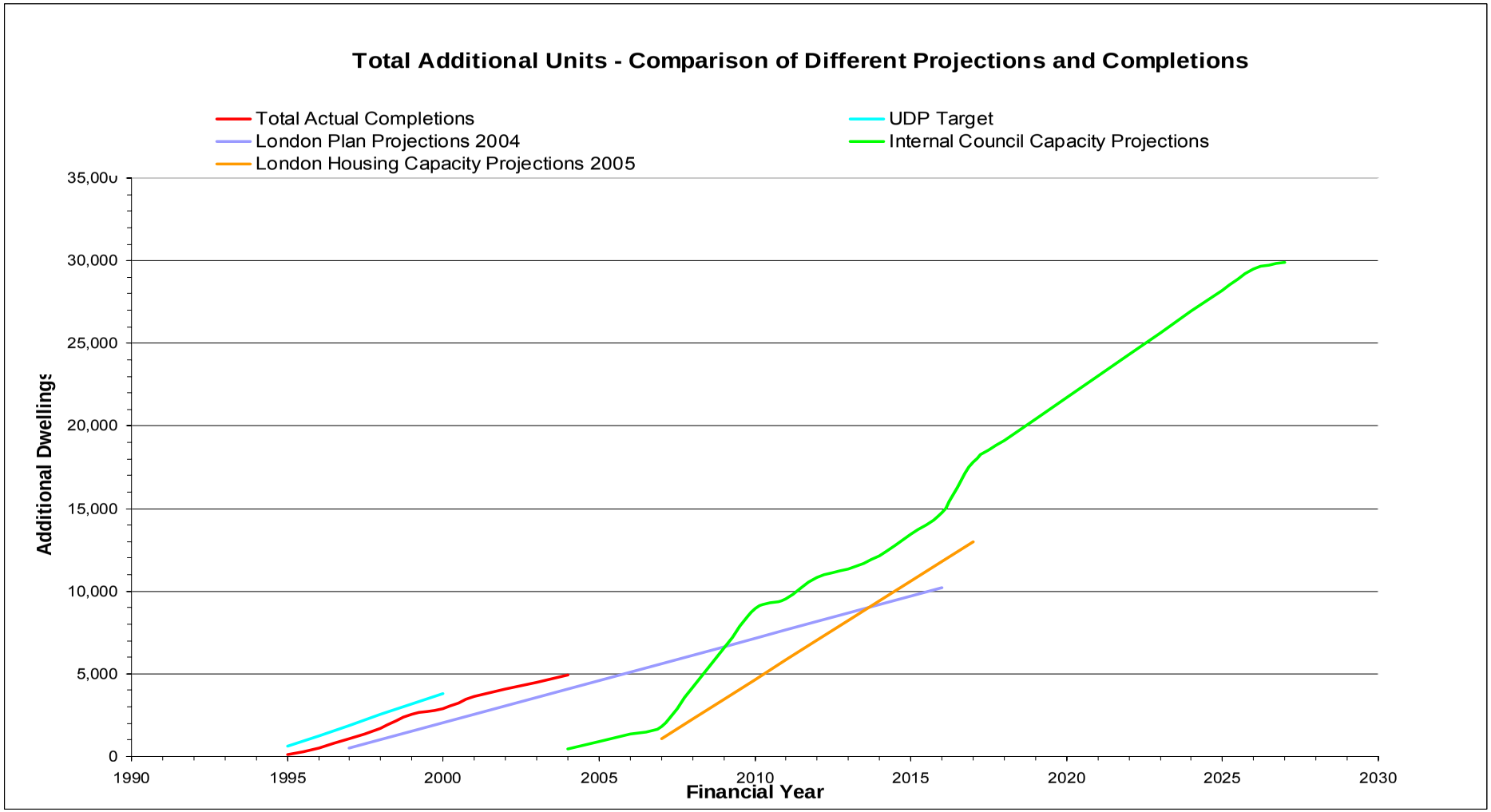

Figure 10 Total additional units associated with different projections and completions.

9 Employment

Employment Land

9.1 16% of the borough is either currently used for employment use or else is capable of being used for job creation (592.93 ha in total).

9.2 The most recent employment land survey (URS Industrial Land Survey 2004/05) does show that most employment land in the Borough is within the employment zones as allocated in the UDP (see fig. 12).

9.3 Almost half (43%) of all the employment land in the Borough is used for general Industrial usage. Only a small fraction (1%) is used for offices and businesses. Almost 20% of all employment land in the Borough is currently used for storage purposes (see fig.11).

9.4 According to the URS Industrial Land Survey (2004/05), 12% of all employment land is currently vacant or derelict (72.1 ha). However, this figure is predominantly made up of sites allocated for future housing/mixed use at Barking Riverside and South Dagenham, which are within the London Development Agency "Opportunity Areas". Similarly, vacant Dagenham Dock sites are currently being developed after massive infrastructure and access investment. The Council is currently producing Stage 1 of its Employment Land Review which will set out the current position in more detail.

9.5 Barriers to the development of the land so far have been are often related to infrastructure problems, which in the long term, are expected to be overcome with the help of the Development Corporation and other organisations (see section 9.27 ff.).

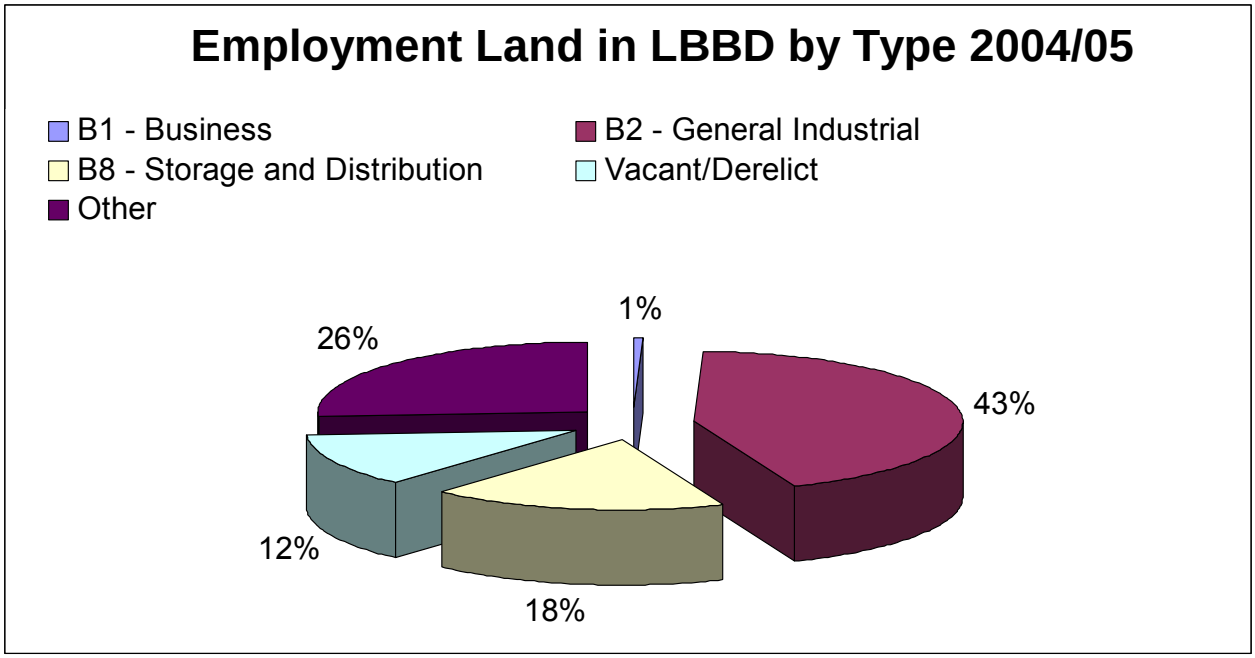

Figure 11 Employment land in Barking and Dagenham categorised by use class in the financial year 2004/05.

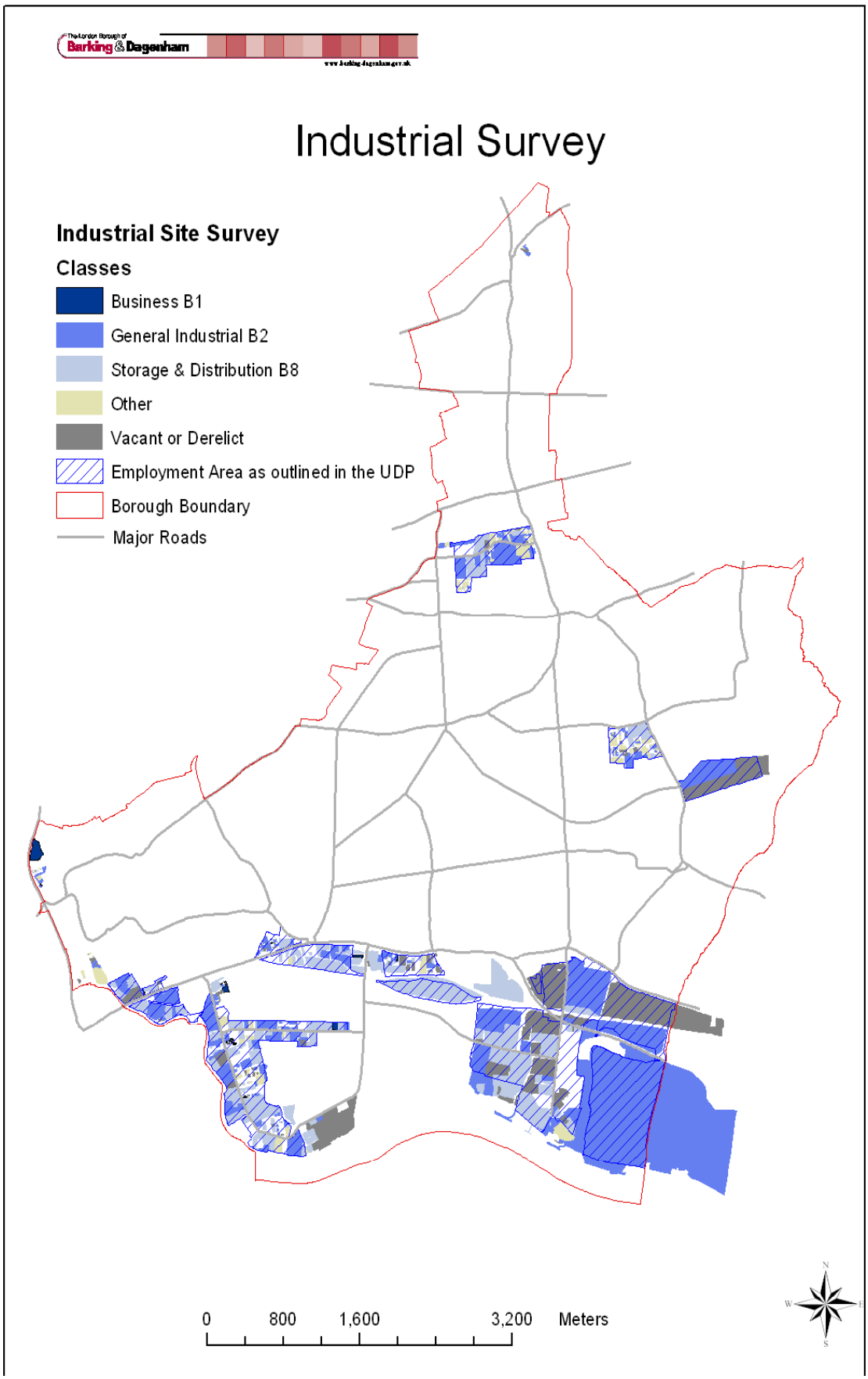

Figure 12 Summary of URS Industrial Land Survey 2004/2005. UDP employment land areas are shown as hatched zone.

Employment Land Changes in 2004

9.6 In the financial year 2004/05, intensification of B2 floor space occurred on two existing sites (see appendix 1.1, Core Output Indicator 1a).

9.7 A total of three sites, totalling a floor space of 5,211 m2, of previous employment land were lost to residential development in the FY 2004/05 (see also appendix 1.1, Core Output Indicator 1f). These are listed in the table below.

Name of Site	Address	Development Description
John Poulton Premises & other Property, 71 – 93	Tanner Street	Erection of 2x3/4 storey blocks to provide 50 flats.
Works Depot	Hatfield Road	Conversion of works depot to provide 3 bungalows
401A	Ripple Road	Erection of 2 bedroom House

Table 8.2.8 Employment land lost to residential development in 2004.

Employment Land Changes since 1995

9.8 The trend of losing portions of industrial land to residential usage can be observed throughout the last ten years (see appendix 1.1, Core Output Indicators 1e, 1f).

9.9 57% of all employment land lost in the past ten years has been developed for residential accommodations. Over the last ten years some vacant industrial land has been developed for other industrial, storage and distribution purposes.

9.10 UDP Strategic Policy E, as listed below does apply to the employment sector.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY E	MEASURES WILL BE TAKEN TO PROTECT EXISTING EMPLOYMENT USES AND ENCOURAGE INVESTMENT IN NEW USES IN ORDER TO SECURE A RANGE OF JOB OPPORTUNITIES FOR LOCAL PEOPLE AND TO CONTRIBUTE TO LONDON'S EMPLOYMENT NEEDS.

9.14 Strategic Policy E has been in the past difficult to implement in the light of national and global changes to the economy.

Derelict Land

9.15 Underused and or derelict land that was previously developed and is now underused is called brownfield land.

9.16 Barking and Dagenham has some very large brownfield sites. The key ones are:

- Barking Riverside, also known as Barking Reach (80.56 ha),

- South Dagenham (25.1 ha),
- Lymington Field (45.46 ha).

9.17 Fractions of these sites are allocated as employment land and plans for developments are underway for all of these (see sections 9.4).

9.18 The London Borough of Barking and Dagenham does cooperate with English Partnerships on an annual basis to maintain the National Land Use Database (NLUD), which collects data on long term derelict sites, in order to put them forward for development.

9.19 While some areas remain derelict for long times, like the ones listed above, there is always a turnover of brownfield land as sites are developed and others fall vacant and become derelict for a number of reasons, usually financial, legal, ownership disputes or land contamination. Some sites return to a natural state after being derelict for a long time.

9.20 It has proven difficult for the Council to keep track of small parcels of land that have become derelict and present an eyesore to the community.

9.21 Land becoming derelict is rarely within the Council's ownership. The implementation of Strategic UDP policy L as listed below with respect to derelict land has been difficult.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY L	THE COUNCIL WILL SEEK TO PREVENT LAND BECOMING DERELICT, TO AVOID THE CONTAMINATION OF LAND, NOISE POLLUTION, WATER AND AIR POLLUTION AND TO ENCOURAGE RECYCLING.

9.22 One of the targets for the Thames Gateway initiatives – is to reuse land which has become derelict.

9.23 ACTION 6 There should be a LDF objective and Local Output Indicator to reduce the amount of derelict and underused land in the Borough.

Employment Opportunities

9.23 Barking & Dagenham has traditional been known for its manufacturing heritage particularly associated with Ford Motor Company. In 1995, nearly 40% of the Borough's workforce was in manufacturing employment, the highest in any London Borough.

9.24 Over the last ten years mirroring the regional and national picture, Barking & Dagenham has seen a decline in its manufacturing base with just 18% of the workforce in the sector by 2003. This is still above the London average of 5.7% and the UK average of 12.6%. Reflecting this, the Borough's Economic Development Strategy adopted in 2003 had two objectives in 'responding to the challenge' - creating a long term future for manufacturing and diversifying the local economy.

9.25 In 2001, Ford stopped car production in Dagenham. However, the company still maintain a strong presence in the Borough and have invested in a new diesel engine plant which now produces 1/4 of the Ford's global diesel engine output. They also retained their Stamping Plant and Dagenham forms a major distribution centre for the company with river, road and rail connections. Land surplus to Ford's requirements was sold to the London Development Agency and forms the South Dagenham sites which offer the opportunity for significant mixed use development. A similar story of increased investment yet smaller land requirements occurred with the pharmaceutical manufacturer Sanofi Aventis (known as Rhone Poulenc in 1995).

9.27 The opening of the new elevated A13 and various junction improvements have substantially improved road accessibility to both the M25 and Central London which in turn has bolstered the employment property market. A number of run down buildings along the A13 have been demolished and replaced by modern industrial/warehousing building. Road improvements have particularly benefited the logistics and warehousing market which has seen significant growth over the last ten years.

9.28 Dagenham Dock for decades suffered from decline with industries such as Marconi and Exide Batteries reducing staff and finally closing. In 2004 a new road access, Choats Manor Way was built as part of the advanced works for the Channel Tunnel Rail Link. This provided direct road access to the A13. The new road directly resulted in the first significant employment development in Dagenham Dock for decades with the opening of Thames Gateway Park on the former Marconi site. This has been occupied by British Bakeries, Antalis and Securitas providing around 500 jobs. A £13m infrastructure and power supply project is removing other barriers to investment and has seen planning permission approved for over 100,000 sq m of B1/B2/B8 employment space.

9.29 As well as industrial employment the Thames Gateway growth agenda has started to see the expansion of facilities to serve new housing growth such as health, education and leisure facilities although this growth is not yet significant in official statistics.

9.30 In terms of the profile of businesses in the Borough there have been some notable trends:

- the growth of warehousing, distribution and logistics particularly the 'London serving' market, the increase in businesses which support Canary Wharf occupiers (e.g. document and data storage) and the growth of environmental industries.
- the modernising and redevelopment of poorer quality existing employment stock to new units meeting modern requirements in terms of loading bays, eaves height etc.

9.31 A study by Local Futures state that Barking & Dagenham is typical of a London Borough in that it's 'productive churn' (rate of both start-up and closure) is high. The start up rate is greater than the closure putting it in the top 5 nationally. However, the Borough has one of the lowest levels of VAT registrations in London for new small businesses. In comparator terms, there are 19.7 businesses per 1000 of the population compared with a London average of 46.2 and a Thames Gateway average of 29.6.

9.32 Both overall employment and self employment rates in the Borough are very low compared to other London Boroughs, suggesting that local residents are unable to take advantage of business growth hence the high proportion of local jobs taken by In-commuters.

9.33 The Borough is eligible for funding to produce an Enterprise Plan in order to make a bid for Local Enterprise Growth initiative (LEGI) funding. The Enterprise Plan will set out a range of measures to support enterprise and business growth.

9.34 The measures above have worked towards achieving UDP Strategic Policy F as listed below, but problems remain in the implementation.

KEY POLICY THEME	NAME OF DOCUMENT	TOPIC	DETAILS
BUSINESS DEVELOPMENT	STRATEGIC POLICY F	EMPLOYMENT	MEASURES WILL BE TAKEN TO IMPROVE THE RANGE OF JOBS AVAILABLE TO LOCAL PEOPLE, PARTICULARLY THOSE AT AN EMPLOYMENT DISADVANTAGE.

9.35 ACTION 7 As part of the LDF process, the Council should develop a Local Output Indicator for employment.

10 Education

10.1 LBB&D contains a range of educational establishments. There are 14 infant, 13 junior and 22 Primary Schools within the Borough. The Borough also has nine secondary schools, with an average size of 6.4 ha and an average of around 1,410 pupils attending each school (LBB&D, 2004). Additionally, there is one special school in the Borough, and a number of mainstream schools have units attached to them that support the needs of individual pupils in a mainstream setting. LBB&D also contains Barking College, and the University of East London[1]. The first new secondary school for 50 years, Jo Richardson School, is being constructed with additional community facilties and is due to open later in 2005. This was temporarily located at Cannington Road, a redundant school site. Both Jo Richardson School and a major rebuilding of Eastbury School have been started under the Private Finance Initiative (PFI) scheme.

10.2 The Borough will need to continuously re-address its schooling needs associated with the growth in population as new housing areas are completed.

10.3 UDP Strategic Policy U as listed below broadly addresses the educational needs of the community.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY U	MEASURES WILL BE TAKEN IN CONJUNTION WITH APPROPRIATE AGENCIES TO FACILITATE THE PROVISION OF NECESSARY EDUCATIONAL AND HEALTH FACILITIES TO MEET THE NEEDS OF THE BOROUGH'S RESIDENTS.

10.4 Since the UDP was adopted in 1995, educational statistics have overall improved.

10.5 ACTION 8

As part of the LDF process, a LDF objective and Local Output Indicator for education needs to be developed that takes account of:

- Community Priority: “Better Education and Leaning for all”.
- Other initiatives, such as ‘Every Child Matters’.
- Best Value National Statutory Performance Indicators.

[1] Although, the main campus of the University for East London is due to relocate out of the Borough.

11 Health Care

11.1 There are currently 12 main primary health care centres in LBB&D. There are also 53 GP offices and 33 Pharmacies (Hyder Consulting Ltd, 2004a). The majority of these are located within close proximity of each other as well as main shopping centres and high levels of population density.

11.2 Health is a major issue in Barking and Dagenham. Barking and Dagenham's life expectancy is significantly below the national and London average for both men and women, with particular problems relating to cancer, heart disease and teenage pregnancy (Barking and Dagenham Partnership, 2004). As a consequence, these three health problems are three key indicators in the Community Strategy for Barking and Dagenham.

11.3 In recent years the following changes to health institutions in the borough occurred:

- Rush Green Hospital closed. Upney Lane Hospital Accident and Emergency (A&E) facility also closed, leaving only specialist units on site. The nearest A&E services are now located in adjacent boroughs.
- The Leys Isolation Hospital closed and following a land swap a nearby housing estate was extended and the hospital land revered to green belt open space and is now part of a re-forestation scheme. A number of local health centres have replaced these hospitals.

11.4 UDP Strategic Policy U above that also applies to education does broadly address the health needs of the population.

11.5 ACTIONS

ACTION 9	Core Output Indicator 3b (see appendix 1.3) does need to be collected for next year's report. This indicator does give an indication of how easy it is for people living in new developments to get to the nearest doctor and school.
ACTION 10	Set Local Output Indicators for health in line with Community Priorities.

11.6 There will need to be a coordinated approach within the Council in the planning for future health and educational needs associated with housing developments planned and associated changes to the population in the future.

12 Retail

12.1 The change in Ford Motor Company activities may well have contributed to the decline in the nearby shopping and service districts Chequers Parade, Chequers Corner, New Road and Broad Street.

12.2 Underlying economic changes to the face of retail are also the rise of large supermarket chains that replace the corner shop.

12.3 Since the UDP was adopted in 1995, notable developments in the retail sector are:

- Extensions to:
  - Lidl,
  - Asda (Dagenham).
- Abbey Retail Park,
- Wickes.

12.4 These are some of the conclusion that the Draft LBBD Neighbourhood Centre Health Check Assessment 2005 (Atkins) draws:

- Well represented are shops towards the lower end of the market with a significant number of discount and second hand retailer. The exception is retailers who are specialist in nature who tend to serve a mixture of business consumers as well as households; the Borough has high representation of such retailers selling building, construction materials and furnishings.
- The service sector is strong within the Borough with a significant proportion of floor space occupied by hot food takeaways and hairdressers.
- The main concerns of retailers operating within local centres were parking difficulties, cleanliness and street maintenance issues, overrepresentation of takeaway food outlets and antisocial behaviour.
- The levels of vacancy present a significant problem within several centres although the reasons for the vacancy differ between centres.
- Several shopping centres have buildings which were in a poor level of repair and there is a general problem in the upkeep of shop fronts and fascia boards.

12.5 In the light of wider economic developments, it has been proven difficult to achieve the objectives of UDP Strategic Policy G.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY G	THE COUNCIL WILL SEEK TO MAINTAIN AND IMPROVE THE EXISTING SHOPPING ENVIRONMENT AND ITS ACCESSIBILITY. INVESTMENT IN ANY NEW MAJOR RETAIL DEVELOPMENT WILL NORMALLY BE PERMITTED WITHIN EXISTING MAJOR, DISTRICT OR LOCAL CENTRES, BARKING REACH WHERE A NEW DISTRICT CENTRE WILL BE PROVIDED, AND WITHIN EXISTING RETAIL PARKS AS DEFINED ON THE PROPOSALS MAP. PROPOSALS ELSEWHERE WILL BE CONSIDERED IN RELATION TO THE CRITERIA IN POLICY S1.

12.6 ACTION 11 The Council should set itself an achievable LDF objective and Local Output Indicator for retail services.

13 Transport

13.1 Since the UDP was adopted 10 years ago, major infrastructure developments have occurred. These are:

- the construction of the Channel Tunnel Rail Link, without negatively impacting the Borough.
- the completion of the A13 improvements at Movers Lane and in Dagenham.

13.2 The UDP targets as set in the policies listed below have been achieved.

NAME OF DOCUMENT	DETAILS
POLICY T6	THE COUNCIL WILL OPPOSE THE CHANNEL TUNNEL RAIL LINK THROUGH EAST LONDON EXCEPT WHERE IT WILL NOT HAVE ANY ADVERSE ENVIRONMENTAL OR ECONOMIC IMPACT ON RESIDENTIAL PROPERTIES, COMMERCIAL PROPERTIES OR FUTURE DEVELOPMENT PROSPECTS OF THE BOROUGH.
POLICY T 8	WITH REGARD TO THE ABOVE, THE COUNCIL WILL SEEK TO ENSURE/ENCOURAGE THE PROVISION OF THE FOLLOWING BUS ROUTES AND SERVICES AS A RESULT OF DEVELOPMENTS:- i)FROM MAIN CENTRES TO AND FROM GOODMAYES DISTRICT GENERAL HOSPITAL; ii)FROM MAIN CENTRES TO AND FROM EASTBROOKEND COUNTRY PARK; THE CHASE NATURE RESERVE AND THAMES CHASE; iii)FROM MAIN CENTRES TO AND FROM BARKING REACH; iv)FROM MAIN CENTRES TO AND FROM GORESBROOK LEISURE CENTRE; v)FROM MAIN CENTRES TO AND FROM HAROLD WOOD HOSPITAL.
	i)THE REALIGNMENT OF THE A13 EASTWARDS FROM GORESBROOK, INCLUDING A NEW GRADE SEPARATED JUNCTION IN THE VICINITY OF CHOATS MANOR WAY;
	iii)AN IMPROVED GRADE SEPARATED JUNCTION AT A13/MOVERS LANE FLYOVER;

13.3 There are a total of 6 strategic UDP policies for transport and 36 supporting policies on transport alone. There is scope to narrow down on the number of objectives for the LDF.

13.4 The Local Investment Plan (LIP) for Transport, in effect the Council's transport plan, sets out transport policies and proposals for the time period from 2005 until 2011.
Key proposals outlined are:

- Development of Dagenham Dock Station,
- Dockland Light Railway and East London Transit Extensions.

13.5 A separate Annual Monitoring Report for the implementation of the LIP is prepared by the Council for the Mayor of London, using national statutory Best Value Performance Indicators and targets in 8 priority areas set by the Mayor of London. The priority areas are listed below.

- Improving road safety
- Improving bus journey times and reliability
- Relieving traffic congestion and improving journey time reliability
- Improving the working of parking and loading arrangements
- Improving accessibility and social inclusion on the transport network
- Encouraging walking
- Encouraging cycling
- Bringing transport infrastructure to a good state of repair.

13.6 ACTION 12 In setting new LDF objectives for transport, the Council needs to set new objectives and targets, taking into account other monitoring arrangements already in place.

Wharfs

13.7 Of local and regional importance are the wharfs along the rivers Thames and Roding that were built during Barking and Dagenham's industrial past.

13.8 There were at one time 35 wharfs in the Borough. Earlier wharves were the landing point for the fish trade, and some of these have been inactive for many years. In recent times those remaining were all specialist facilities including handling metal, scrap materials and the import of building materials. Their respective changes of use and names are listed in appendix 5.

13.9 Since 1986, the volume of trade has been increasing and in 2001, Barking and Dagenham's wharfs dealt with the highest volume of trade of all boroughs within Greater London. This is in spite of some wharfs having been redeveloped so that water traffic is now no longer possible and others had been found to be beyond economic use.
The volume of trade that has been dealt with by wharfs in Barking and Dagenham through time is shown is table 2 below.

Table 2 Volume of trade at wharfs in Barking and Dagenham through time. Source: Proposals for Safeguarding/GLA 2005

14 Borough	2001 thousand tonnes	2000 thousand tonnes	1986 thousand tonnes
Barking & Dagenham	3,109	2,685	2278

13.10 In order to retain the capacity of some of these wharfs for future use, 14 of these are now on the GLA's safeguarded list. That means that the GLA and UDC need to be consulted on planning applications for developments set above a certain threshold.

13.11 No use of the rivers is possible for passengers as there are currently no accessible wharfs for passenger transport, though at one time Fords operated a ferry service to Kent for its workers. For recreational use, a canoe club has existed based on Reynolds Wharf in Barking, but is temporarily closed as the adjacent site, Battery Wharf, is being developed for houses.

13.12 Policy DE10 below seeks to maximise the benefit of the river to the community when planning application for developments along the river are made.

13.13 There is potential to further enhance the use of the river as a recreational asset and for passenger use.

NAME OF DOCUMENT	DETAILS
POLICY DE10	APPLICATIONS FOR WATERFRONT DEVELOPMENT SHOULD COMPLY WITH THE FOLLOWING CRITERIA:-
	i)PROVIDE A RIVERSIDE WALK OPEN TO THE PUBLIC AND GENERALLY WHERE POSSIBLE ENCOURAGE ACCESS TO THE RIVERSIDE FROM ITS HINTERLAND;
	ii)PROVIDE ACCESS TO THE RIVER WHERE APPROPRIATE;

	iii)TAKE ACCOUNT OF THE DEVELOPMENTS IMPACT ON LONG DISTANCE AND LOCAL VIEWS (SEE POLICY DE 8);
	iv)ORIENTATE BUILDINGS TO THE RIVERSIDE IN ORDER TO ENHANCE IT AS A PUBLIC ASSET;
	v)PROVIDE AN INTERESTING AND VARIED ROOFSCAPE;
	vi)TAKE ACCOUNT OF ANY SITES OF NATURE CONSERVATION VALUE.
	vii)PROVIDE A SEPARATE DRAINAGE AND/OR STORAGE SYSTEM WITH SURFACE WATER DRAINAGE TO THE RIVER.
	IN ADDITION THE COUNCIL WILL SEEK TO ENSURE THAT ALL DEVELOPMENT WITHIN THE RIVER THAMES AREA OF SPECIAL CHARACTER IS OF A HIGH STANDARD OF DESIGN AND LANDSCAPE WORK. (SEE SUPPLEMENTARY PLANNING GUIDANCE NOTE 11).

13.15 ACTION 13 A LDF objective and Local Core Output Indicator formulated to maximise the use of the river should be considered.

14 Flooding

14.1 The proximity of Barking and Dagenham to the rivers is not only a potential asset but also a hazard, particularly, in the light of global warming and rising sea levels.

14.2 Three UDP policies as listed below address the risk of flooding.

NAME OF DOCUMENT	DETAILS
POLICY G33	IN THE AREAS POTENTIALLY AT RISK FROM FLOODING, (AS DEFINED ON MAP 5), THERE WILL BE A PRESUMPTION AGAINST NEW DEVELOPMENT OR THE INTENSIFICATION OF EXISTING DEVELOPMENT. WHERE THE REDEVELOPMENT IS PERMITTED IN AREAS POTENTIALLY AT RISK FROM FLOODING, THEN APPROPRIATE FLOOD PROTECTION WILL BE REQUIRED. THE FLOOD PROTECTION REQUIREMENTS FOR SUCH REDEVELOPMENT WILL BE DEFINED BY THE COUNCIL IN CONSULTATION WITH THE NATIONAL RIVERS AUTHORITY.
POLICY G34	PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR NEW DEVELOPMENT OR REDEVELOPMENT OF EXISTING URBAN AREAS, IF SUCH DEVELOPMENT WOULD RESULT IN AN INCREASED FLOOD RISK IN AREAS DOWNSTREAM DUE TO ADDITIONAL SURFACE WATER RUN OFF. IN CONSIDERING PLANNING APPLICATIONS THE COUNCIL WILL CONSULT THAMES WATER, THE NATIONAL RIVERS AUTHORITY AND ADJACENT BOROUGHS IN ORDER TO ASSESS THE IMPACT OF PROPOSALS. IN ADDITION, WHERE DEVELOPMENT IS PERMITTED WHICH IS LIKELY TO INCREASE THE RISK OF FLOODING, IT MUST INCLUDE APPROPRIATE ATTENUATION MEASURES DEFINED BY THE COUNCIL AND OTHER CONSULTEES.
POLICY G35	THERE WILL BE A GENERAL PRESUMPTION AGAINST DEVELOPMENT WHICH WOULD ADVERSELY AFFECT THE INTEGRITY OF TIDAL DEFENCES. WHERE DEVELOPMENT RELATING TO THE TIDAL DEFENCES IS PERMITTED, THE COUNCIL WILL, IN CONSULTATION WITH INTERESTED BODIES, INCLUDING THE NATIONAL RIVERS AUTHORITY, REQUIRE THAT APPROPRIATE MEASURES BE TAKEN TO PROTECT THEIR INTEGRITY.

14.3 Since the UDP was published 10 year's ago, the flood map has been revised and several risks zones have been established. According to the Environment Agency's "Flood Zones Map", approximately the lower third section of the Borough (see Issue Papers 3, Environment) is potentially at risk from flooding at certain intervals.

14.4 Where objections to proposals where received by the Environment Agency at the planning application stage, alterations to the proposals where made for all applications (see appendix 1.7, Core Output Indicator 7).

15 Energy

15.1 Barking and Dagenham is doing its share in reducing the effect of global warming and is a forerunner in London in terms of renewable energy installation. Wind turbines with a capacity of 1.8 MW have been installed on the land used by Fords in the financial year 2004/05 (see appendix 1.9, Core Output Indicator 9).

15.2 In the past, Samuel Williams & Sons exported electricity from their power station to Kent. Coincidently, some years after the closure of the Barking Riverside Coal Fired Power station, a new gas powered electricity generation station supplying the National Grid was opened in 1992/3 on land once owned by Samuel Williams. This is also called Barking Power Station. The natural gas used is supplied by pipeline to the plant and supplies the national grid with electricity.

15.3 Three UDP Policies apply to energy and energy conservation and are listed below.

NAME OF DOCUMENT	DETAILS
POLICY G40	THE COUNCIL WILL WELCOME PROPOSALS FOR ENVIRONMENTALLY ACCEPTABLE FORMS OF ENERGY PRODUCTION AND WILL PROMOTE ENERGY EFFICIENCY AND THE CONSERVATION OF RESOURCES, IN RELATION TO PROPOSALS FOR LAND USE, TRANSPORT AND DEVELOPMENT, THROUGH:-
	i) ENCOURAGING ENVIRONMENTALLY ACCEPTABLE FORMS OF ENERGY GENERATION, SUCH AS SOLAR POWER OR WATER POWER;
	ii) PLANNING DEVELOPMENT IN ORDER TO REDUCE THE NEED TO TRAVEL;
	iii) PROMOTING ENERGY EFFICIENCY AND ENERGY CONSERVATION IN NEW DEVELOPMENTS AND EXISTING BUILDINGS.
POLICY DE9	THE COUNCIL WILL SEEK TO ENSURE THAT NEW DEVELOPMENTS AND REFURBISHMENTS ARE ENERGY EFFICIENT THROUGH GREATER THERMAL INSULATION, MORE EFFICIENT LAYOUT AND DESIGN OF BUILDINGS.
POLICY H20	THE COUNCIL WILL ENCOURAGE THE USE OF ENERGY EFFICIENT BUILDING TECHNIQUES IN THE CONSTRUCTION OF NEW RESIDENTIAL DEVELOPMENT. ACCOUNT SHOULD ALSO BE TAKEN OF ORIENTATION AND ASPECT IN DEVISING SITE LAYOUTS.

15.4 ACTION 14 There should be a simplified LDF objective for energy.

16 Waste

16.1 A total of 29 operable waste sites exist in the borough. Two further have planning permission but are not in use (see appendix 1.6, Core Output Indicator 6a).

16.2 Barking and Dagenham has geological resources of gravel that are being exploited for aggregates and gravel pits are subsequently in-filled by waste. The Marks Warren Site in the northern part of the Borough is the last active site that remains operable today.

16.3 Exact capacity information for waste that these sites deal with is hard to find. Some sites deal with waste at a variety of stages, they transfer, process and dispose of it. For some of these processes, a license from the Environment Agency is needed. The licensing power is given to the Environment Agency under the Waste Management Licensing Regulation (1994) and the International Pollution and Prevention Control (IPPC) Directive. For licensed processes, the licensed capacity can be found out. A recent study by the GLA estimated that the processes that do require a license operate at 75% of their maximum licensed capacity. As part of the GLA's study, capacity information for only 38% of all the processes operating in this borough was established.

16.4 Using this incomplete dataset, it has been derived that 367,891 tonnes of waste are being handled in the London Borough of Barking and Dagenham every year. This includes household, commercial and industrial as well as construction and demolition waste (see appendix 1.6, Core Output Indicator 6a).

16.5 The London Borough of Barking and Dagenham only produced 105, 886 tonnes of municipal waste in FY 2004/05. Municipal waste is all the waste that the Council collects. The majority of this is household waste with some non-household waste as well as some commercial and industrial. 12% of this was recycled and composted in FY 2004/05 but most of it has gone to landfill sites (see appendix 1.6, Core Output Indicator 6b).

16.6 That means that in LBBD, more than three times the amount of municipal waste produced, is being handled. With a complete dataset this number is likely to be higher.

16.7 The UDP policies applying to waste are listed below.

NAME OF DOCUMENT	DETAILS
POLICY G29	THE COUNCIL WILL LIAISE WITH ITS NEIGHBOURS AND WITH THE LONDON WASTE REGULATION AUTHORITY (OR ITS SUCCESSOR) REGARDING THE CO-ORDINATION OF WASTE MANAGEMENT.
	THE USE OF LAND FOR LANDFILL OR LANDRAISING WASTE DISPOSAL WILL NOT BE PERMITTED, ALTHOUGH IN EXCEPTIONAL CIRCUMSTANCES THE CONTROLLED TIPPING OF INERT MATERIALS (LWRA WASTE CATEGORY A) FOR THE RECLAMATION OF DAMAGED, DERLICT OR CONTAMINATED LAND MAY BE ALLOWED.
	THE COUNCIL WILL ENSURE THAT ATTENTION IS GIVEN TO SAFEGUARDING THE ENVIRONMENT AND PUBLIC HEALTH AND AMENITY IN ALL DECISIONS CONCERNING THE LOCATION AND OPERATION OF WASTE HANDLING FACILITIES. PERMISSION WILL NOT BE GRANTED FOR ANY NEW WASTE TRANSFER, TREATMENT, STORAGE OR DISPOSAL FACILITY THAT DOES NOT MEET ALL OF THE FOLLOWING CRITERIA:-

	ii) THE FACILITY SHOULD HAVE SUITABLE ACCESS ARRANGEMENTS. THE COUNCIL CONSIDER THAT BULK MOVEMENT OF WASTE IS BEST CARRIED OUT BY RAIL OR WATER-BORNE TRANSPORT; WHERE ROAD TRANSPORT IS PROPOSED, ACCESS TO THE SITE FROM THE PRINCIPAL ROAD NETWORK SHOULD BE POSSIBLE WITHOUT PASSING THROUGH RESIDENTIAL AREAS;
	iv) THAT NO SIGNIFICANT LAND CONTAMINATION OR AIRBORNE, WATER OR NOISE POLLUTION WOULD RESULT FROM THE OPERATION OF THE FACILITY. THE COUNCIL WILL ALSO HAVE REGARD TO THE TYPES OF WASTES TO BE HANDLED WITH A PRESUMPTION AGAINST TRANSFER, TREATMENT, STORAGE OR DISPOSAL OF SPECIAL, HAZARDOUS, CLINICAL, OR RADIOACTIVE WASTES AT SITES IN OR ADJACENT TO EXISTING OR INTENDED RESIDENTIAL AREAS;
	v) THE FACILITY'S OPERATOR SHOULD ALSO BE ABLE TO DEMONSTRATE THAT OPPORTUNITIES ARE TAKEN TO REMOVE RECYCLABLE MATERIALS FROM THE WASTE STREAM.
POLICY G30	THE COUNCIL WILL LIAISE WITH RELEVANT BODIES SUCH AS THE LONDON WASTE REGULATION AUTHORITY AND HER MAJESTY'S INSPECTORATE OF POLLUTION, TO ENSURE THAT STRINGENT CONTROLS ARE PLACED ON THE TRANSFER, TREATMENT, STORAGE OR DISPOSAL OF SPECIAL, HAZARDOUS, CLINICAL AND RADIOACTIVE WASTES, AND ON ANY LAND USE THAT INVOLVES PROCESSES PRESCRIBED IN SCHEDULE 1 (PART A) OF THE ENVIRONMENTAL PROTECTION (PRESCRIBED PROCESSES AND SUBSTANCES) REGULATIONS 1991 (SEE APPENDIX 12).
POLICY G31	THE COUNCIL WILL ENCOURAGE THE RE-USE OF MATERIALS AND THE RECOVERY OF RESOURCES FROM WASTES AND WILL:-
	i) ENCOURAGE THE PROVISION OF INSTALLATIONS FOR THE DEPOSITION OF MATERIALS FOR RECYCLING IN LOCATIONS WHERE THEY ARE CONVENIENT AND ACCESSIBLE BOTH TO MEMBERS OF THE PUBLIC AND THE OPERATOR. (SEE ALSO POLICIES S3 AND H13).
	ii) ENCOURAGE THE RE-USE AND RECYCLING OF BUILDING MATERIALS AND THE RENOVATION OR ADAPTION OF EXISTING BUILDINGS;
	iii) LOOK FAVOURABLY UPON RECYCLING ACTIVITIES AT APPROPRIATE LOCATIONS IN THE BOROUGH SUBJECT TO POLICY G29 AND OTHER POLICIES IN THIS PLAN. THE COUNCIL WILL ALSO DEVELOP ITS FRIZLANDS CIVIC AMENITY SITE AS A RECYCLING CENTRE;

16.8 ACTIONS

ACTION 15 Improve waste capacity data.

ACTION 16 Consider revising existing objective for waste.

ACTION 17 Promote the proximity principle to waste at GLA/Government level.

17 Open Land

17.1 6 strategic policies, as listed below, apply to open spaces and a total of 76 supporting UDP policies apply to open/recreational spaces in general.

NAME OF DOCUMENT	DETAILS
STRATEGIC POLICY I	THE OPEN CHARACTER OF THE GREEN BELT WILL BE PROTECTED AND INAPPROPRIATE DEVELOPMENT REFUSED. APPROPRIATE DEVELOPMENTS ARE DEFINED IN POLICIES G2 AND G3.
STRATEGIC POLICY J	THE QUALITY OF THE ENVIRONMENT AND LANDSCAPE SHOULD BE MAINTAINED AND WHEREVER NECESSARY, IMPROVED IN THE GREEN BELT.
STRATEGIC POLICY K	MEASURES WILL BE TAKEN TO IMPROVE THE USE OF THE GREEN BELT FOR INFORMAL COUNTRYSIDE RECREATION AND EDUCATION, TAKING INTO ACCOUNT THE NEED TO SAFEGUARD THE ENVIRONMENT.
STRATEGIC POLICY M	THE COUNCIL WILL PROTECT AREAS OF ECOLOGICAL VALUE IN THE BOROUGH AND WILL ENDEAVOUR TO IMPROVE THE QUANTITY AND QUALITY OF WILDLIFE HABITATS, BY CREATING AND ENHANCING SITES OF ECOLOGICAL VALUE FOR THEIR OWN BIOLOGICAL MERIT, AS IMPORTANT ASSETS IN THE URBAN ENVIRONMENT OF LONDON AND, AS IMPORTANT SOCIAL, EDUCATIONAL AND RECREATIONAL RESOURCES FOR LOCAL PEOPLE.
STRATEGIC POLICY N	MEASURES WILL BE TAKEN IN CONJUNCTION WITH APPROPRIATE AGENCIES TO IMPROVE LEISURE AND RECREATION FACILITIES, INCLUDING INFORMAL RECREATION, TO MEET THE NEEDS OF LOCAL PEOPLE AND TO CONTRIBUTE TO LONDONS LEISURE AND RECREATION NEEDS.
STRATEGIC POLICY O	AREAS OF METROPOLITAN OPEN LAND AS SHOWN ON THE PROPOSALS MAP, WILL BE PROTECTED AND INAPPROPRIATE DEVELOPMENT REFUSED.

17.2 505.9 hectares (less than 14%) of Barking and Dagenham are covered by Green Belt.

17.3 The table of protected sites as outlined in the UDP has changed in that Reede Road Allotments have partially been lost to residential developments. Joe Richardson School, the new community school is being built on a previously open space. To compensate for this, a derelict land adjacent Scrattons Farm, that has returned to natural use, was reclassified as nature conservation area.

17.4 The percentage of eligible open spaces managed to green flag award standard has fluctuated over the years. Eastbrookend Park achieved the award for all years but 2001. Further parks have gained and lost the award in the past throughout the years. In the financial year 2004/05, 15.9% of eligible spaces were managed to green flag award standard (see appendix 1.4, Core Output Indicator 4c).

17.5 ACTIONS

ACTION 18 Complete the process of collecting a list of all areas designated for their intrinsic environmental value, their respective habitats and species, so that a change in these can be effectively monitored (Core Output Indicator 8).

ACTION 19 Revise existing policies on open space as part of the LDF process.

18 Culture and Heritage

18.1 Hidden between developments that occurred during an industrial past, Barking and Dagenham does have pockets of historical heritage, some of which are of international significance (Grave of Captain Cook and Eastbury Manor House, where a family that was implicated in the gun powder plot, lived).

18.2 In total, there are 34 listed buildings, 3 grade I, 4 grade II*, and 28 Grade II, of which 10 are monuments. There are four conservation areas and some of the listed buildings are situated in those areas, others are isolated buildings or the independent monuments.

18.3 There are several UDP policies that broadly apply to the protection of heritage site. One of the policies is listed below.

18.4 It is likely that in this area as well as in many other areas LDF policies will have to be revised over the next three years.

NAME OF DOCUMENT	DETAILS
POLICY A.T.1	THE COUNCIL WILL SEEK TO SECURE A SITE OR BUILDING FOR A HERITAGE CENTRE/MUSEUM/GALLERY SUBJECT TO THE FOLLOWING CRITERIA:-
	i)THE SITE/BUILDING IS IN CLOSE PROXIMITY TO EXISTING PUBLIC TRANSPORT FACILITIES;
	ii)THE SITE/BUILDING IS ON OR ADJACENT TO THE MAIN ROAD NETWORK;
	iii)THE PROPOSAL MEETS THE COUNCIL'S CAR PARKING STANDARDS (SEE APPENDIX 6.6);
	iv)THE PROPOSAL IS IN A PREDOMINANTLY NON-RESIDENTIAL LOCATION AND WILL HAVE NO SIGNIFICANT ADVERSE EFFECT ON NEARBY OCCUPIERS;
	v)THE PROPOSAL IS OF A HIGH STANDARD OF DESIGN AND LANDSCAPE WORKS (SEE SUPPLEMENTARY PLANNING GUIDANCE NOTE 5);
	vi)THE PROPOSAL COMPLIES WITH THE ACCESS REQUIREMENTS REFERRED TO IN POLICIES C15, AND A.T.16.

19 Conclusion

19.1 As of March 2005, the timetable and milestones established in the Local Development Scheme have been achieved for all Local Development Documents.

19.2 This report aims to inform the Local Development Framework preparation process by collecting evidence to see whether policies are working. In this year's report, the evidence collected is mostly contained in a set of core national Indicators as set out by national government.

19.3 Using the evidence collected, the following conclusion are drawn:

a. Not all housing completion targets have been achieved in the past. In particular, developing Barking Reach has been an aspiration that has proven difficult to realise. In the financial year 2004/05, the Council faces a shortfall of 50 units from its annual completion target of 510 as set out in the London Plan.
b. At the end of the financial year 2004/05, permission to built a further 843 properties had been granted by the Council.
b. The house building industry under achieves the rate of new house completions that planning permissions have allowed. The industry would need to more than double its annual output for ten years running from 2007 onwards, in order for new housing targets to be achieved.
c. In the longer term, the Council seeks to provide suitable developments sites for approximately 30,000 potential homes in the next 20 – 25 years. This projection is subject to the necessary social and physical infrastructure developments taking place.
d. The Council has over-achieved its own affordable housing target of 25%. Almost half of all new built units for the financial year 2004/05 are affordable.
e. Of all the units built and approved in the financial year 2004/05, most are one and two bedroom units.
f. Some parcels of employment land have been lost to residential developments in the financial year 2004/05, as well as in the past ten years.
g. 18% of all the employment land in the borough is used for storage.
h. 12% of all employment land is currently vacant or derelict.
i. The major retail developments over the last ten years were:
    a. extensions to Asda and Lidl,
    b. Wickes,
    c. Abbey Retail Park.
j. The amount of green space managed to green flag award standard has fluctuated over the years and Eastbrookend Park and Newland Park have achieved the award in the financial year 04/05.
k. In the London Borough of Barking and Dagenham three times more waste than the municipal waste produced, is being processed. The Council seeks to promote the proximity principle to waste at GLA/Government level. In the financial year 2004/5, 88% of the waste was sent to landfill.
l. The Council is a forerunner in London for renewable energy and has installed two wind turbines at Dagenham Dock.

19.3 As part of the ongoing LDF process, the Council can revise UDP policies and set itself 'SMART' objectives. The Council can also decide which local output indicators it would like to collect, in order to prove that it has improved the quality of life in Barking and Dagenham.

19.4 In order to help the LDF progress, the actions as outlined in section 20 have been identified.

20 ACTIONS

ACTION 1 In order to help the LDF process, the Council needs to consider how best to ensure that the following information listed is collected consistently:

- size of the site for which the application is made,
- floor space (m2) lost by type,
- floor space gained by type,
- the number of bedrooms lost,
- the number of bedroom gained,
- details on flood risk assessments,
- the number of parking spaces provided,
- progressive detailed completion data.

Guidance could be given to applicants to the provision of details such as these outlined above. These details could be made a prerequisite on planning applications before they are validated locally. An alternative is that they become a prerequisite to 1APP, the national standard planning application form that is soon to be introduced (www.planningportal.gov.uk).

ACTION 2 There should be fewer policies, which is in line with recent Government advice.

ACTION 3 When designing policies, consideration should be given to their implementation and effective monitoring.

ACTION 4 The Council should set itself objectives for which 'SMART' targets can be set:

- specific
- measurable
- achievable
- realistic
- time bound (Local Development Framework Monitoring: A good practice guide, ODPM, March 2005, page 65).

ACTION 5 In order for the LDF to take the lead on spatial planning issues, timelines for updating crucial documents should be adhered to.

ACTION 6 There should be a LDF objective and Local Output Indicator to reduce the amount of derelict and underused land in the Borough.

ACTION 7 As part of the LDF process, the Council develop a Local Output Indicator for employment.

ACTION 8 As part of the LDF process, a LDF objective and Local Output Indicator for education needs to be developed that takes account of:

- Community Priority: "Better Education and Leaning for all".
- Other Developments such as 'Every Child Matters'.
- Best Value National Statutory Performance Indicators.

ACTION 9 Core Output Indicator 3b (see appendix 1.3) does need to be collected for next year's report. This indicator does give an indication of how easy it is for people living in new developments to get to the nearest doctor and school.

ACTION 10 Set Local Output Indicators for health in line with Community Priorities.

ACTION 11 The Council should set itself an achievable LDF objective and Local Output Indicator for retail.

ACTION 12 In setting new LDF objectives for transport, the Council needs to set new objectives and targets, taking into account other monitoring arrangements already in place.

ACTION 13 A LDF objective and Local Core Output Indicator formulated to maximise the use of the river should be considered.

ACTION 14 There should be a simplified LDF objective for energy.

ACTION 15 Improve waste capacity data.

ACTION 16 Consider revising existing objective for waste.

ACTION 17 Promote the proximity principle for waste at GLA/Government level.

ACTION 18 Complete the process of collecting a list of all areas designated for their intrinsic environmental value, their respective habitats and species, so that a change in these can be effectively monitored (Core Output Indicator 8).

ACTION 19 Revise existing policies on open space as part of the LDF process.

Appendix 1

Local Development Framework Core Output Indicators by Key Policy Themes

Appendix 1.1 - BUSINESS DEVELOPMENT

Core Output Indicator Codes:

1a Amount of land developed for employment by type

1b Amount of land developed for employment, by type, which is in development and/or regeneration areas (UDC)

1c Percentage of 1a, by type, which is on previously developed land (PDL): 100% (see table below)

Information source: LDD/Uniform

Completed in Financial Year	in Regeneration Area (Y/N)	PDL (Y/N)	From Use Class	to Use Class	Area (ha)	net floor space	Development Description	Address	
2004	Y	Y	B2	B2	1.8	6624	Redevelopment to provide 6 industrial and storage units.	KEIRBECK WHARF, FORMERLY LIMMER/PINNS, 24A	RIVER ROAD
2004	Y	Y	B2	B2	0.139	1390	Erection of portal frame industrial building (1,390m2).	LONDON WORKS	RIPPLE WORKS
2003	N	Y	B2 - V	B2	2.46	5292	Redevelopment to provide storage building with ancillary offices, showroom and trade counter and external builders' yard.	NORTHERN PART OF HERBERTS FACTORY SITE	FRESHWATER ROAD
2003	Y	Y	V	B8	1.63	5536	Erection of wholesale warehouse (5,536m2) together with associated car parking and servicing areas.	ALFREDS WAY	

Completed in Financial Year	in Regeneration Area (Y/N)	PDL (Y/N)	From Use Class	to Use Class	Area (ha)	net floor space	Development Description	Address	
2003	Y	Y		A3,B1, D1			Change of use of premises to purposes within Classes A3, B1 and D1.	THE MALTHOUSE, 60-78	ABBEY ROAD
2002	Y	Y	B2	B2	1.7947	4258	Erection of side and rear extensions to existing warehouse (4,258m2).	LONDON CARGO CENTRE, BERALT WHARF, 44-52	RIVER ROAD
2002	Y	Y	B2 - V	B1,B2, B8	3.25	13336	Redevelopment of site for 15 units for Use Class B1, B2, B8 use (13,336m2).	THE SAWMILLS, 61-71	RIVER ROAD
2002	N	Y	B2 - V	B8		30	Erection of workshop/office and storage building in connection with use of site as Building Services depot.	VICTORY WORKS	WANTZ ROAD
2002	Y	Y	B2 -V	B8	0.3318	0	Use of industrial building for storage purposes.	THAMES ROAD	
2002	Y	Y	B2/V	B1,B2, B8	7.62	41500	Redevelopment of site to provide class B1, B2 and B8 units including ancillary office accommodation (41,500m2).	CHEQUERS LANE	

Completed in Financial Year	in Regeneration Area (Y/N)	PDL (Y/N)	From Use Class	to Use Class	Area (ha)	net floor space	Development Description	Address	
2002	Y	Y	B8	B8	1.9303	0	Erection of replacement warehouse (9,300m2).	DAGENHAM STORAGE LTD	POOLES LANE
2002	Y	Y	B8	B8	0.2033	2052	Erection of a single-storey storage building (2,052m2).	RIMA HOUSE - LI-LO LEISURE PRODUCTS LTD.	RIPPLE ROAD
2002	N	Y	SG	SG	0.4608	0	Change of use of premises from haulage yard to the repair and servicing of commercial vehicles.	4 ATCOST ROAD	
2001	Y	Y	B2 - V	B2.B8	1.0455	2334	Erection of 2 single storey buildings for B2 and B8 use with ancillary offices.	ALBA SITE	ALFREDS WAY
2001	Y	Y	B2-V	B8	2.8	12560	Redevelopment of site to provide 7 industrial/warehouse units with ancillary accommodation (12,960m2).	PREMISES OF MANOR JOINERY, 25	ALFREDS WAY

Completed in Financial Year	in Regeneration Area (Y/N)	PDL (Y/N)	From Use Class	to Use Class	Area (ha)	net floor space	Development Description	Address	
2000	Y	Y	B1	B8			Change of use of premises from B1 to B8.	45 THAMES ROAD	
2000	Y	Y	B2	B2,B1	0.9391	2145	Erection of warehouse with ancillary offices (2,145m2) for storage/distribution and the hire/sale of specialist equipment.	PART OF FORMER BRITISH GAS SPORTS GROUND	HERTFORD ROAD
2000	Y	Y	B2 -V	B2.B8	0.6167	0	Erection of a single storey warehouse/industrial building (2,100m2).	RIVER ROAD	
2000	Y	Y	B8	B2	0.2007	0	Use of warehouse for industry (1,405m2).	UNIT 1, MERIMEX ESTATE	RENWICK ROAD
2000	Y	Y	D2	B2		1572	Erection of factory building for the manufacture of noodles with ancillary accommodation (1,572m2).	BARDAG SITE	RIVER ROAD

Completed in Financial Year	in Regeneration Area (Y/N)	PDL (Y/N)	From Use Class	to Use Class	Area (ha)	net floor space	Development Description	Address	
2000	Y	Y		B1, B2			Use of premises for Class B1 and B2.	AJAX WORKS	HERTFORD ROAD
1999	Y	Y	B8	B8		3117	The erection of a 3,117m2 extension to existing warehouse.	RIMA HOUSE INDUSTRIAL SITE	RIPPLE ROAD
1999	Y	Y	SG	B8			Change of use of premises from transport depot (SG) to class B8.	FOREST FREIGHT PREMISES	RIPPLE ROAD
1999	Y	Y		B2			Erection of replacement asphalt coating plant, offices, workshop and laboratory.	WHITE MOUNTAIN ROADSTONE LTD.	CHEQUERS LANE
1999	N	Y		B2			The erection of a 2 storey building (including roof accommodation) to provide an asthma/inflammation research facility of 4,170m2.	RHONE POULENC RORER LTD	RAINHAM ROAD SOUTH

Completed in Financial Year	in Regeneration Area (Y/N)	PDL (Y/N)	From Use Class	to Use Class	Area (ha)	net floor space	Development Description	Address	
1999	Y	Y		B8			Redevelopment of site to provide 7 industrial/warehouse units with ancillary accommodation (5,130m2).	FORMER INVICTA WORKS	ALFREDS WAY
1998	Y	Y		B8			Use of building for storage purposes.	72-76	RIVER ROAD
1997	N	Y	B8	B2			Change of use from warehouse (3,420m2) to light industrial.	UNITS A1 & A2, STERLING INDUSTRIAL EST.	RAINHAM ROAD SOUTH
1997	N	Y		B1,B2, B8			Demolition of some buildings and erection of a single storey extension for B1, B2 and B8 use as 12 separate units.	FORMER ICI DEPOT	COLLIER ROW ROAD
1997	Y	Y		B2			Erection of warehouse building (4,166m2).	UNITS 1/4 LYON BUSINESS PARK, 1-3	RIVER ROAD

Completed in Financial Year	in Regeneration Area (Y/N)	PDL (Y/N)	From Use Class	to Use Class	Area (ha)	net floor space	Development Description	Address	
1996	N	Y	B8	B1			Change of use from B8 to B1.	FORMER HAY POLLOCK PREMISES	COPPEN ROAD
1996	Y	Y		B1			Change of use to B1 offices.	MARK LANE HOUSE, 46-52	NEW ROAD
1996	Y	Y		B1			Erection of 2, 3 and 4 storey buildings to provide office accommodation.	SITE OF STATION AND SUGDEN WORKS, 12-14	WAKERING ROAD
1995	Y	Y	B2	B2		1082	Erection of single storey extension to industrial building (1080m2).	KIERBECK WHARF, REAR OF, 24-28	RIVER ROAD
1995	N	Y		B2, B1			Erection of 4 storeys building to provide chemistry pilot scale and associated office accommodation (7505 m2).	RHONE POULENC RORER	RAINHAM ROAD SOUTH

Completed in Financial Year	in Regeneration Area (Y/N)	PDL (Y/N)	From Use Class	to Use Class	Area (ha)	net floor space	Development Description	Address	
Percentage on PDL		100%							

Core Output Indicator Code:
1d Employment land supply by type.
TOTAL 592.93 ha (see tables below)
Information source: URS Industrial Land Use Survey, 2004/5

Category	No of Sites in this Category	Land Uses Examples	Site Name Examples	Road Name Examples	Business Name Examples	Total Area in LBBD (ha)
B1	25	Commercial - motor vehicle maintenance and repair	Trafalgar Business Centre	Alfred's Way, Thames Road	TSG Wheels and Tyres	3.60
B2	157	General Industrial, Vacant or derelict	Zeta Wharf	Thames Road	Abbey Scaffolding Ltd, World of Tiles Ltd	256.94
B8	172	Commercial - motor vehicle maintenance and repair, Wholesale of food, beverages and tobacco	Trafalgar Business Centre	Thunderer Road	X-Press Interiors, incorp. Predator Internal Distributors Ltd	105.79
AGG	11	Commercial - transport, warehousing, Manufacturer of articles of concreter, plaster and cement	Victoria Stone Wharf	River Road	CEMEX, White Mountain	17.87
Multiuse	33	Commercial - motor vehicle maintenance and repair, Vacant or derelict	Weyside Industrial Estate	Thames Road	AM Services, William Arnold (Tarpaulins) Ltd	22.04
SG	68	Car Showroom, Unknown	The Invicta Centre	Thames Road	A V G Windscreens, Welding Engineering Services	32.35
V	88	Commercial - transport, warehousing and storage, Vacant or derelict	Victor Engineering Site	Thunderer Road	Vacant Site	72.10

Other	308	Wholesale of machinery, equipment and supplies	Wantz Estate	Wantz Road	Yasen Air and Sea Services (UK) Ltd	69.39
Other	39	Commercial - transport, warehousing and storage, Vacant or derelict	Trafalgar Business Centre	Thames Road	Vacant	12.86
Total						**592.93**

Core Output Indicator Codes:
1e Losses of employment land in
(i) development/regeneration areas (UDC)
(ii) local authority area
1f Amount of employment land lost to residential development
Source: LDD and Uniform.

Completed in Financial Year	Net area loss (m2)	in UDC (Y?N)	Now residential ? (Y/N)	Development Description	Address	
2004	4507	no	yes	Erection of 2x3/4 storey blocks to provide 50 flats.	JOHN POULTON PREMISES & OTHER PROPERTY, 71-93	TANNER STREET
2004	605	yes	yes	Conversion of works depot to provide 3 bungalows	Hatfield Road	
2004	99	no	yes	Erection of 2 bedroom House	401A	Ripple Road
TOTAL for 2004	**5211**					
2003	996	yes	yes	Conversion of office building into 40 flats.	CENTRAL HOUSE, 14	CAMBRIDGE ROAD
2002	1494	no	yes	Alterations to approved development 0000321 for the extension and conversion of building to provide 19 flats.	RIPPLE ROAD	
2001	4054	no	no	Erection of 2/3 storey building to provide 82 bedroom care centre/nursing home incorporating ancillary facilities.	HEATH	FORMER READERS HAULAGE SITE, 320
2000	n/a	yes	no	Erection of an 84 bedroom hotel with associated restaurant and bar.	LAND AT PREMIER LODGE, WEST BANK	HIGHBRIDGE ROAD
2000	n/a	yes	no	Erection of three storey 69 bedroom hotel with associated managers flat.	WEST BANK	HIGHBRIDGE ROAD
1999	n/a	no	no	Outline application for redevelopment of 1.75 hectare site for 4 non-food retail units (5,667m2).	SITE OF SMITHS INDUSTRIES, WEY ESTATES	LONDON ROAD

1999	n/a	yes	yes	Erection of 12 houses.	DAGNAMICA WORKS	CHURCH STREET
1998	n/a	yes	no	The erection of a 3 storey, 85 bed roomed hotel.	WEST BANK	HIGHBRIDGE ROAD
1996	n/a	no	yes	Erection of 15 two bed and 2 three bed two storey houses.	FORMER TRAVIS PERKINS SITE	WOOD LANE
1996	n/a	no	yes	Erection of 2 storey building to provide 64 bedroom nursing home.	FORMER DAIRY CREST DEPOT, 1-2	MORLAND ROAD
1996	n/a	yes	no	Erection of 80 bedroomed hotel (see also 19395).	WEST BANK	HIGHBRIDGE ROAD
1995	n/a	no	yes	Development of site for residential purposes comprising 2 and 3 storey buildings to provide 20 flats and 17 houses.	FORMER DEPOT SITE	GREEN LANE

Appendix 1.2 - HOUSING

Core Output Indicator Codes:
2 see tables below
Source: LDD and Uniform.

Core Output Indicator Code	Key Policy Theme	Findings	Information Source
2	**Housing**		
2a	Housing trajectory showing:	No of dwellings	
	(i) net completions since the start of the relevant development plan document period (1995)	4,926	Uniform/LDD
	(ii) net additional dwellings for the current year	460	Uniform/LDD
	(iii) projected net additional dwellings 1997 - 2016	10,110*	London Plan 2004
	(iiia) projected net additional dwellings 2007 - 2017	11,909*	LHCS 2005
	(iiib) projected completions 2004 -2007	1,816*	Internal Council Capacity Projections
	(iiic) projected net additional dwelling capacity 2004 - 2017	17,819*	Internal Council Capacity Projections
	(iiid) projected net additional dwelling capacity 2004 - 2027	29,901	Internal Council Capacity Projections
	(iv) the annual net additional dwelling requirement	510	London Plan 2004
	(v) annual average number of net additional dwellings needed to meet overall housing requirements, having regard to previous years' performance	50	Calculation
	(vi) UDP projection for dwelling numbers to 1987-2001	≥9,000	UDP Trajectory
2b	Percentage of new and converted dwellings on previously developed land.	100%	LDD/Local knowledge
2c	Percentage of new dwellings completed at:		
	(i) less than 30 dwellings per hectare	5%	LDD
	(ii) between 30 and 50 dwellings per hectare, and	30%	LDD
	(iii) above 50 dwellings per hectare	40%	LDD

*All subject to necessary social and physical infrastructure being provided to serve additional homes and people.

2d	Affordable housing completions (FY 2004)	220	LDD/Uniform
2e	(i) net number of approved one bedrooms as percentage of total for FY 2004	30.7%	LDD/Uniform
	(ii) net number of approved two bedrooms as percentage of total for FY 2004	41.3%	LDD/Uniform
	(iii) net number of approved three bedrooms as percentage of total for FY 2004	0.8%	LDD/Uniform
	(iv) net number of completed one bedrooms as percentage of total for FY 2004	18.5%	LDD/Uniform
	(v) net number of completed two bedrooms as percentage of total for FY 2004	76.3%	LDD/Uniform
	(vi) number of completed three bedrooms as percentage of total for FY 2004	2.4%	LDD/Uniform

*All subject to necessary social and physical infrastructure being provided to serve additional homes and people.

Appendix 1.3 - TRANSPORT

Core Output Indicator Codes:
3 see tables below
Source: LDD and Uniform.

Code	Key Policy Theme Transport	Finding	Time Period	Information Source
3a	Percentage of completed non-residential development complying with car-parking standards set out in Interim Parking Standard/UDP	88.9%	1995 - 2005	Uniform
3b	Percentage of new residential development within 30 min public transport time of a GP, hospital, primary, and secondary school, employment and a major health centre.	n/a	1995 - 2005	Local GIS/Accession Software

Appendix 1.4 – LOCAL SERVICES

Core Output Indicator Codes:
4 see tables below
Source: LDD and Uniform.

Code	Key Policy Theme Local Services	Findings area (m2)	Time Period	Findings area (m2)	Details		Time Period	Information Source
4a	Amount of completed office development	0	FY 2004	4,160	Wakering Road Offices in 1996*		1995 - FY 2004	LDD/Uniform
4a	Amount of completed leisure development	0	FY 2004	31,300	Goresbrook Leisure Centre in 1997		1995 – FY 2004	
				Net internal floor space (m2)	**Gross internal floor space (m2)**	**Details**		
4a	Amount of completed retail development	0	FY2004	8,420	8,864	Lidl& Asda extensions, Abbey Retail Park and Wicks	1995 – FY 2004	
4b	Percentage of completed retail, office and leisure development in town centres	n/a	FY2004	71%			1995 – FY 2004	

*Also Office developments in 1996 at sites listed below but no details of floor space gained.

FORMER HAY POLLOCK PREMISES
MARK LANE HOUSE, 46-52
SITE OF STATION AND SUGDEN WORKS, 12-14

	Key Policy Theme Local Services	Findings	Details	Time Period	Information Source
4c	Percentage of eligible open spaces managed to green flag award standard	15.9%	Eastbrookend Country Park, Newland Park	FY 2004	Local
		16.0%	Eastbrookend CP, St Peter & St Pauls Churchyard, Dagenham	FY 2003	
		15.8%	Eastbrookend CP	FY 2002	
		0%	None	FY 2001	
		15.8%	Eastbrookend CP	FY 2000	
		15.8%	Eastbrookend CP	FY 1999	
		15.8%	Eastbrookend CP	FY 1998	

Appendix 1.5 – MINERALS

Core Output Indicator Codes:
5 see tables below
Source: Contact with respective companies.

Core Output Indicator Code	Key Policy Theme **Minerals**	Findings tonnes (FY 2004)	Findings tonnes (1995 - 31/03/2005)	Details	Information Source
5a	Production of primary won aggregates	approx. 70,000	since 2000 - approx. **718,000**	Warren Farm (Marks Warren), Whalebone Lane	Brett Gravel Ltd
5b	Production of secondary/recycled aggregates.	approx. 14,000	since 2001 - approx. 60,000	Hanson Aggregates, Dagenham Wharf, Dagenham Dock Rd	Hanson Aggregates
		0	approx 12,000 in 2003	RMC Aggregates (Greater London) Ltd, Choats Road	RMC Aggregates
		approx. 12,000	since 2000 - approx. 50,000	White Mountain Roadstone Ltd, Western Extension, Chequers Lane	White Mountain Roadstone Ltd
Total	**Production of secondary/recycled aggregates.**	**26,000**	**110,000**		

Appendix 1.6 – WASTE

Core Output Indicator Codes:

6 a. Capacity of new waste management facilities by type
(i) have planning permission
(ii) are operable

see tables below

Source: GLA.

(i) have planning permission

REF	Name of Site	Operational? (Y/N)	Planning Permission? (Y/N)	Type	Size of Site (ha)	Capacity (t/a)	Information Source
1	Debden Wharf	N	Y	vacant	1.6		GLA
2	Former Chelsea Metals	N	Y	Transfer Station	1.4	250,000	GLA/Uniform

(ii) are operable

REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			TOTAL	
					DISPOSAL?	TRANSFER?	PROCESSOR?	Maximum licensed capacity/assumed capacity	THROUGHPUT (tonnes)
F0349	Collier Row Rd	Wellgate Community Farm	Collier Row Rd, Romford, Essex, RM5 2BH	RM5 2BH			RECYCLABLES: STORAGE & PROCESSING		
F0349	Collier Row Rd	Wellgate Community Farm	Collier Row Rd, Romford, Essex, RM5 2BH	RM5 2BH			C&D PROCESSING*		
							REPROCESSING		
F0126	Bcs Container Depot	Hanson Aggregates	Bcs Container Depot, Perry Road, Off Dagenham Dock Road, Dagenham, Essex, RM9 6QD	RM9 6QD			C&D PROCESSING*		
							REPROCESSING		
F0279	Dagenham Estate	Ford Motor Company Limited	Dagenham Estate, Chequers Lane, Dagenham, Essex, RM9 6SN	RM9 6SN			C&D PROCESSING*		
							REPROCESSING		

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			Maximum licensed capacity/assumed capacity	Throughput (tonnes)
					DISPOSAL?	TRANSFER?	PROCESSOR?		
F0284	Image Civil Engineering (old Barking Power Station)	Onyx Hanson Ltd	Image Civil Engineering (old Barking Power Station), Junction Of Renwick Road And River Road, Barking, Essex				C&D PROCESSING REPROCESSING REPROCESSING		
F0328	Crowlands Golf Course	St Edwards Leisure	Crowlands Golf Course, Wood Lane, Dagenham, Essex, RM8 3ND_	RM8 3ND			C&D PROCESSING REPROCESSING		
F0482	River Road	J D Demolition Limited	54-58 River Road, Barking, Essex, IG11 0DW	IG11 0DW		HH / C&I			

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			Maximum licensed capacity/assumed capacity	Throughput (tonnes)
					PROCESSOR?	DISPOSAL?	TRANSFER?		
F0482	River Road	J D Demolition Limited	54-58 River Road, Barking, Essex, IG11 0DW	IG11 0DW			C&D PROCESSING REPROCESSING		
F1281	Off Choats Road	Clifford Devlin Ltd		RM9 6RJ			C&D PROCESSING REPROCESSING		
F0324	Barking Reach Phases 1	Bellway Homes	Barking Reach Phases 1,2 & 3	NO Pc					
F0022	Beacontree Organic Growers	Beacontree Organic Growers	3 Trees, 44 Gale Street, Dagenham	RM9 4NH	COMPOST				
F0069	Wellgate Community Farm	Wellgate Community Farm	Collier Row Road, Romford	RM5 2BH	COMPOST				
REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			Maximum licensed capacity/assume	Throughput (tonnes)

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

					PROCESSOR?	DISPOSAL?	TRANSFER?		
F0221	Choats Rd	Rmc Aggregates (greater London) Limited	No 8 Jetty, Choats Road, Dagenham Dock, Dagenham, Essex, RM9 6RJ	RM9 6RJ			RECYCLABLES : STORAGE & PROCESSING	120,000	
F0221	Choats Rd	Rmc Aggregates (greater London) Limited	No 8 Jetty, Choats Road, Dagenham Dock, Dagenham, Essex, RM9 6RJ	RM9 6RJ			RECYCLABLES : REPROCESSOR	120,000	
F0602	Chequers Lane	Reuse Collections Ltd (t/a Berryman)	Chequers Lane, Dagenham Dock, Dagenham, Essex, RM9 6QD	RM9 6QD		INERT		260,000	81,553
F0602	Chequers Lane	Reuse Collections Ltd (t/a Berryman)	Chequers Lane, Dagenham Dock, Dagenham, Essex, RM9 6QD	RM9 6QD			RECYCLABLES : STORAGE & PROCESSING	120,000	

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			Maximum licensed capacity/assumed capacity	Throughput (tonnes)
					PROCESSOR?	DISPOSAL?	TRANSFER?		
F0602	Chequers Lane	Reuse Collections Ltd (t/a Berryman)	Chequers Lane, Dagenham Dock, Dagenham, Essex, RM9 6QD	RM9 6QD			RECYCLABLES : REPROCESSOR		
F0148	Alfreds Way	Warwick Peter J	Eastern Works, Alfreds Way, Bypass Road, Barking, Essex, IG11 0AT	IG11 0AT			RECYCLABLES : STORAGE & PROCESSING	8,000	8,000
F0152	River road	Dockgrange Ltd	72-76 River Road, Barking, Essex, IG11 0DY	IG11 0DY			RECYCLABLES : STORAGE & PROCESSING	213,200	25
F0166	River road	Jewometals (UK) Ltd	12-14 River Road, Barking, Essex, IG11 0DG	IG11 0DG			RECYCLABLES : STORAGE & PROCESSING	24,000	24,000

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			Maximum licensed capacity/assumed capacity	Throughput (tonnes)
					PROCESSOR?	DISPOSAL?	TRANSFER?		
F0382	Erkenwald Youth Club	Barking & Dagenham LB Council	Erkenwald Youth Club, Marlborough Rd, Dagenham, Essex				RECYCLABLES: STORAGE & PROCESSING		
F0408	Marlborough Road	Barking & Dagenham LB Council	Marlborough Road, Dagenham, Essex, RM8 2HU	RM8 2HU			RECYCLABLES: STORAGE & PROCESSING		
F0419	St. Albans House	Rmc Aggregates (greater London) Limited	Jetty No. 8, Choates Road, Dagenham, Essex				RECYCLABLES: STORAGE & PROCESSING		
F0117	Warren Farm Romford	Brett Gravel Ltd	Warren Farm, Whalebone Lane North, Romford, Essex, RM6 6RB	RM6 6RB	LANDFILL			120,000	120,000

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			Maximum licensed capacity/assumed capacity	Throughput (tonnes)
					PROCESSOR?	DISPOSAL?	TRANSFER?		
F0457	Alfreds Way		Forecourt At Alfreds Way			CLINICAL		1,092	
F0509	Ripple Road	L Watkinson & Sons Ltd	Maybell Farm, Ripple Road, Barking, Essex, IG11 0TT	IG11 0TT		HH*** / C&I**		427,350	40,822
F0535	River Road	A & J Bull (Waste Handling & Recycling) Ltd	40 River Road, Barking, Essex, IG11 0DW	IG11 0DW		HH*** / C&I**		150,000	32,621
F0572	Creek road	Neptune Skip Co Limited	2 Creek Road, Barking, Essex, IG11 0JH	IG11 0JH		HH*** / C&I**		127,500	7,910
F0587	Frizlands Lane	LB Barking & Dagenham	Frizlands Depot, Rainham Road North, Dagenham, Essex, RM10 7HX	RM10 7HX	CA				

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			Maximum licensed capacity/assumed capacity	Throughput (tonnes)
					PROCESSOR?	DISPOSAL?	TRANSFER?		
F0587	Frizlands Lane	LB Barking & Dagenham	Frizlands Depot, Rainham Road North, Dagenham, Essex, RM10 7HX	RM10 7HX		HH*** / C&I**		79,040	52,863
F0606	Rippleside Estate	Romford Insulations Ltd	19 & 20 Ripple Road, Rippleside Com.Estate, Barking, Essex, IG11 0RJ	IG11 0RJ		SPECIAL		5,000	97
F0610	Fresh Wharf Estate	Drums and Packaging Ltd	Unit 20, Fresh Wharf Estate, Highbridge Road, Barking, Essex, IG11 7BJ	IG11 7BP		SPECIAL			
F0611	River Road	Etna Waste Ltd	Bowens Wharf, 40 River Road, Barking, Essex, IG11 0DW	IG11 0DW		SPECIAL		5,000	

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			Maximum licensed capacity/assumed capacity	Throughput (tonnes)
					PROCESSOR?	DISPOSAL?	TRANSFER?		
F0615	Docklands Wharf	Greylands Waste Ltd	Docklands Wharf, 72-76 River Road, Barking, Essex, IG11 0DY	IG11 0DS		SPECIAL			
F0210	75-77 Chequers Lane	Steve Badcock Limited	75-77 Chequers Lane, Dagenham, Essex, RM9 6QT	RM9 6QT			RECYCLABLES : STORAGE & PROCESSING		
F0210	75-77 Chequers Lane	Steve Badcock Limited	75-77 Chequers Lane, Dagenham, Essex, RM9 6QT	RM9 6QT			C&D PROCESSING REPROCESSING		
F0063	Thameside Park City Farm	Thameside Park City Farm	40 Thames Road, Barking, Essex	IG11 0HH					
F1348	Sita Recycling Ltd	Sita Recycling Ltd	68, River Rd	IG11 0DS			RECYCLABLES : STORAGE & PROCESSING		

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

REF.	SITE NAME	OPERATOR	SITE NAME / ADDRESS	POST CODE	TYPE OF SITE			Maximum licensed capacity/assumed capacity	Throughput (tonnes)
					PROCESSOR?	DISPOSAL?	TRANSFER?		
F1362	Tradelex Ltd.	Tradelex Ltd.		IG11 0HZ			RECYCLABLES : STORAGE & PROCESSING		
Total (for the 38% of the sites for which capacity is known)								1,780,182	367,891

Core Output Indicator Code	Waste	Findings (tonnes)		Time Period	Information Source
6b	Amount of municipal waste arising	105,886		FY 2004	East London Waste Authority
	managed by management type	Recycling	12,706	FY 2004	
		Landfill	93,074	FY 2004	
		Incineration	106	FY 2004	
	the percentage each management type represents of the waste managed	Recycling	12%	FY 2004	
		Landfill	87.90%	FY 2004	
		Incineration	0.10%	FY 2004	

*C&D: Construction and Demolition Waste
**C&I: Commercial and Industrial Waste
***H & H: Household Waste

Appendix 1.7 – FLOOD PROTECTION

Core Output Indicator Codes:
7 see table below
Source: Uniform.

Core Output Indicator Code	Key Policy Theme Flood Protection and Water Quality	Findings	Time Period	Information Source
7	Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	0	FY 2004	Uniform

Appendix 1.8 – BIODIVERSITY

Core Output Indicator Codes:

8 (i) change in priority habitats and species (by type) and
(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional, sub-regional or local significance.

Source: This information is yet to be collated.

Appendix 1.9 – RENEWABLE ENERGY

Core Output Indicator Codes
8 see table below
Source: Ford/Ecotricity

Code	Key Policy Theme Renewable Energy	Findings (MW)		Time Period	Information Source
9	Renewable energy capacity installed by type	wind turbine	1.8	FY 2004	Ford/ Ecotricity

Appendix 2

Site Specific UDP Policies implemented.

No	NAME OF DOCUMENT	DETAILS
1	POLICY E2	OUTSIDE THE EMPLOYMENT AREAS WHICH ARE SHOWN ON THE PROPOSALS MAP AND BARKING TOWN CENTRE AND RODING VALLEY AREA INSET MAP PLANNING PERMISSION FOR PROPOSALS INVOLVING THE LOSS THROUGH REDEVELOPMENT OR CHANGE OF USE OF LAND OR BUILDINGS WHICH ARE CURRENTLY, OR WERE LAST, IN AN EMPLOYMENT USE (e.g. B1 - B8 USE CLASSES ORDER 1987) WILL ONLY BE GRANTED WHERE AN APPLICANT CAN DEMONSTRATE THAT THERE IS NO DEMAND FOR EMPLOYMENT USE ON THE PARTICULAR SITE, WHERE THE SITE HAS REMAINED VACANT FOR MORE THAN ONE YEAR OR WHERE UNREASONABLE DISTURBANCE IS CAUSED TO RESIDENTIAL PROPERTIES.
		v)THE PROVISION OF NEW LANDSCAPING AND NEW STREET FURNITURE WITHIN THE PARTIALLY PEDESTRIANISED AREAS AROUND THE TOWN QUAY AREA;
		vi) WITHIN NEW AND REFURBISHED PEDESTRIAN SCHEMES, ACCOUNT SHOULD BE TAKEN OF THE CONTRIBUTION THAT STREET AND OTHER FORMS OF OUTDOOR ART CAN MAKE TO THE LOCAL ENVIRONMENT.
2	POLICY G10	IN RELATION TO THE FORMER DAGENHAM HOSPITAL, TAKING INTO ACCOUNT CIRCULAR 12/91, THE COUNCIL WILL ACCEPT THE PRINCIPLE OF RESIDENTIAL DEVELOPMENT ON THE FORMER FOOTPRINT OF THE BUILDINGS PROVIDED THAT THE DEVELOPMENT IS SITES ON LAND ADJOINING THE LEYS HOUSING ESTATE SUBJECT TO THE FOLLOWING CRITERIA:
3	POLICY T6	THE COUNCIL WILL OPPOSE THE CHANNEL TUNNEL RAIL LINK THROUGH EAST LONDON EXCEPT WHERE IT WILL NOT HAVE ANY ADVERSE ENVIRONMENTAL OR ECONOMIC IMPACT ON RESIDENTIAL PROPERTIES, COMMERCIAL PROPERTIES OR FUTURE DEVELOPMENT PROSPECTS OF THE BOROUGH.
4	POLICY T 8	WITH REGARD TO THE ABOVE, THE COUNCIL WILL SEEK TO ENSURE/ENCOURAGE THE PROVISION OF THE FOLLOWING BUS ROUTES AND SERVICES AS A RESULT OF DEVELOPMENTS:- i)FROM MAIN CENTRES TO AND FROM GOODMAYES DISTRICT GENERAL HOSPITAL; ii)FROM MAIN CENTRES TO AND FROM EASTBROOKEND COUNTRY PARK; THE CHASE NATURE RESERVE AND THAMES CHASE; iii)FROM MAIN CENTRES TO AND FROM BARKING REACH; iv)FROM MAIN CENTRES TO AND FROM GORESBROOK LEISURE CENTRE; v) FROM MAIN CENTRES TO AND FROM HAROLD WOOD HOSPITAL.
5		i)THE REALIGNMENT OF THE A13 EASTWARDS FROM GORESBROOK, INCLUDING A NEW GRADE SEPARATED JUNCTION IN THE VICINITY OF CHOATS MANOR WAY;
		iii)AN IMPROVED GRADE SEPARATED JUNCTION AT A13/MOVERS LANE FLYOVER;

Appendix 3 – Summary of LBBD Internal Housing Projections

The table below outlines the maximum projected housing capacity for the borough as undergone by LBBD officers. Not all projected developments will definitely take place and are subject to necessary social and physical infrastructure being provided to serve additional homes and people.
The London Plan housing target figure of 1190 units per year between 2007 and 2017 is lower because of GLA strategic considerations, such as overall density levels and assumptions on employment land applied to the whole of London.

Phase	Area	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027
	Barking Area	793			
	Barking Area		3006		
	Barking Area			1767	
	Barking Area				313
Cumulative Total for Barking Area		**793**	**3799**	**5566**	**5879**
	South		2198		
	South			4653	
	South				10184
Cumulative Total for South			**2000**	**6653**	**16837**
	North and East	1023			
	North and East		2502		
	North and East			1877	
	North and East				1585
Cumulative Total for North and East		**1023**	**3525**	**5402**	**6987**
Totals for Phases across whole Borough		**1816**	**7706**	**8297**	**12082**
Cumulative Total for Phases		**1816**	**9522**	**17819**	**29901**

Appendix 4 – List of Housing Developments Planned

Following on from the summary in appendix 3, the table below outlines the details of maximum projected housing developments planned for the borough as undergone by LBBD officers. Not all projected developments will definitely take place and are subject to necessary social and physical infrastructure being provided to serve additional homes and people.
The London Plan housing target figure of 1190 units per year between 2007 and 2017 is lower because of GLA strategic considerations, such as overall density levels and assumptions on employment land applied to the whole of London.

3.A.1 Barking Area

Name	LHCSS Ref.	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027	Borough Capacity
BTC Roding Valley Industries Phase II (including Freshwharf Estate)	10906	0	1500	0	0	1500
Gascoigne Estate Refurbishment Phase II	10894	0	300	0	0	300
Barking Station	4404	0	200	0	0	200
BTC Northern Fringe	10925	0	90	0	0	90
BTC Retail Centre	10868	0	560	0	0	560
LDa Zone 5B	4398	0	350	0	0	350
Barking Area TOTAL for Phase 2						**3000**

Name	LHCSS Ref.	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027	Borough Capacity
BTC Roding Valley Industries Phase III	10907	0	0	700	0	700
Gascoigne Estate Refurbishment	10895	0	0	800	0	800

Phase III						
Cambridge Road Properties - LDa Zone 5B	4371	0	0	270	0	270
Barking Area TOTAL for Phase 3						**1770**

Name	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027	April 2004 – March 2007	Borough Capacity
Gascoigne Estate Refurbishment Phase IV	10896	0	0	0	310	0
Barking Area TOTAL for Phase 4						**310**

3.A.2 South of the Borough Summary

Name	LHCSS Ref.	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027	Borough Capacity
Barking Riverside (B&DPhase I) PHASE 2	10900	0	2000 (SEL)	0	0	2000
Thames View Estate East Phase I	10926	0	200	0	0	200
TOTAL for Phase 2 in South of Borough						2200

Name	LHCS S Ref.	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027	Borough Capacity
Other sites				450		450
Barking Riverside (B&D Phase I) PHASE 3	4456	0	0	2000 (SEL)	0	0

Fords Motor Company and Chequers Corner *	4279	0	0	2000 (SEL)	0	0
Thames View Estate - East	10884	0	0	200	0	200
TOTAL for Phase 3 South of the Borough						**4650**

Name	LHCSS Ref.	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027	Borough Capacity
Other sites		0	0	0	300	0
Barking Riverside (B&D Phases II & III) PHASE 4	10883	0	0	0	7000	0
South Dagenham Phase IV	10882	0	0	0	3000	0
TOTAL for Phase 4 South of the Borough						**10300**

3.A.3 Eastern and Northern Part of the Borough

Name	LHCSS Ref.	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027	Borough Capacity
Other sites						850
Cadiz Court The Leys	10881	0	30	0	0	30
Becontree Heath	4334	0	160	0	0	160
Chequers Parade	10885	0	42	0	0	42
The Lawns Woodlands	10875	0	80	0	0	80
Lymington Field	10878	0	750	0	0	750
Reynolds Court	10887	0	350	0	0	350

Woodward Hall	10871	0	60	0	0	60
TOTAL for East and North of the Borough Phase 2						**2322**

Name	**LHCSS Ref.**	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027	**Borough Capacity**
Other Sites						1780
Becontree Heath	10923	0	0	100	0	100
TOTAL for East and North Phase 3						**1880**

Name	LHCSS Ref.	April 2004 – March 2007	April 2007 – March 2012	April 2012 – March 2017	April 2017 – March 2027	Borough Capacity
Other sites						1420
Becontree Heath III	10924	0	0	0	160	0
TOTAL for South and East of Borough Phase 4						**1580**

Appendix 5 – Safeguarded Wharfs

No	Wharf Name, Alternative Names	1986 Report (Tonnes) – LRA[1]	1992 LRA[1] Report (Tonnes)	2005 Revision and Proposal by GLA
1	Upstream of Five Gate Bridge	**Not considered**	**Not considered**	**Location of completed redevelopment**
2	Freshwharf Estate	**Not used**	**Not considered**	**Location of major redevelopment scheme**
3	Zeta Wharf	**Not Used**	**Not considered**	**Site of Completed Housing development**
4	Battery Wharf	**Not Used**	**Not considered**	**Site of housing development**
5	Reynolds Wharf	**Not Used**	**Not considered**	**Site of housing development**
6	William Warne Ltd	**Last used in the 1960's**	**Not considered**	**Site of recent redevelopment for employment use**
7	Gascoigne Wharf (Victor Blagden Ltd)	**Last used in the 1950's**	**Not considered**	**Not Included**
8	Abbey Wharf (Industrial Estate)	**Not Used**	**Not considered**	**Not Included**
9	Kingsbridge Wharf (George A. Sheriff Ltd)	**Not Used**	**Not considered**	**Not Included**
10	Welbeck Wharf	**75,000 import (Steel & scrap metal)**	65,000 in 1990 194,065 in 1998 (Steel) falling to 168,964 in 2001.	**Safeguard (1)**
11	F McNeil & Co (Marley Waterproofing)			**Development as inhibited use - Remove from Proposals**
12	Alexander Wharf (Jewometal) (ELG Haniels Metals Ltd)	**18,000 export**	**19000 in 1990**	**Too small to be viable - Remove from Proposals**
13	Pinns Wharf (Pinn and Wheeler)	**200,000 (timber and scrap metal)**	91,000 in 1990 163,374 in 2001 (scrap metal)	**Safeguard (2)**
14	Kierbeck Wharf[2] Steel Wharf (Birch Wharf) (Welbond)	**15,000 import 15,000 export (Steel and Scrap metal)**	28,000 in 1990 79,642 in 2001 (steel)	**Safeguard (3)**
15	Maple Wharf (G Blumson Ltd)			**Too small to be viable - Remove from proposals**

[1] London River Authority
[2] Kierbeck Wharf and Steel Wharf are considered as one wharf.
[3] Jetty Numbers refer to Samuel Williams and Son's numbering scheme

No	Wharf Name, Alternative Names	1986 Report (Tonnes) – LRA[1]	1992 LRA[1] Report (Tonnes)	2005 Revision and Proposal by GLA
16	Bowen Wharf (G and T Services)	**Wharf was being reconstructed in 1986**		**Development has inhibited use - Remove from Proposals**
17	Algor Wharf (Barking Zinc Oxide Co Ltd)	**Not Used**		**Not Included**
18	New Free Trade Wharf (Beralt Wharf) (London International Cargo Centre)	**River frontage only**		**Development as inhibited use Remove from proposals**
19	Debden Wharf (G M Industrial Supply Co		Not operational	**Safeguard (4)**
20	Rippleway Wharf (Sherry's Wharf) (Montague Meyer Ltd)	**50,000 import (Timber)**	55,000 in 1990, 66,722 in 2000 falling to 63,282 in 2001.(Timber)	**Safeguard (5)**
21	Docklands Wharf (Seabright's Wharf) (Seabright Chemicals) (Lawes Chemicals)	**120,000 Import (Fertilisers)**	95,000 in 1990 130,567 in 2000) with falling to 61,205 in 2001(Metal Recycling/Steel)	**Safeguard (6)**
22	Victoria Stone Wharf (St Albans Sand and Gravel) (Hall's Jetty)	**240,000 import (aggregates)**	287,000 in 1990 460,000 in 1998 (Aggregates), not in use 2001.	**Not in use but Safeguard (7)**
23	DePass Wharf (Pacadon Ltd)	**Last used 19809**		**Not in Use but Safeguard (8)**
24	Barking Coal Fired Power Station		**Not considered**	
25	Tarmac Roadstone Colconite Wharf (Barking Jetty)	**90,000 import (aggregates)**	**106,000 in 1990**	

DAGENHAM DOCK DISTRICT (Samuel Williams and Sons Developments)

No	Wharf Name, Alternative Names	1986 Report (Tonnes) - LRA	1992 LRA Report (Tonnes)	2005 Revision and Proposal by GLA
26	RMC Roadstone (Jetty No 8[3]) (Mountfield Roadstone)	**480,000 import (aggregates)**	250,000 in 1990 347,981 in 2001 (aggregates)	**Safeguard (9)**
27	Rugby Cement – Jetty No 7[3] (Curved	**Metal traffic halted - poor**	Terminal closed in 1993 following	**Do Not safeguard but re-consider if**

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[3] Jetty Numbers refer to Samuel Williams and Son's numbering scheme

No	Wharf Name, Alternative Names	1986 Report (Tonnes) - LRA	1992 LRA Report (Tonnes)	2005 Revision and Proposal by GLA
	Jetty) (Ferrex, Parry Metals Ltd)	**export market conditions**	recession in building trade	**proposals received for site**
28	Pinnacle Terminal (Thunderer Wharf or No 5[3] Jetty) (London and Coastal Oil Whaves)		200,000 in 1990 262,146 in 1999 (Chemicals, Petroleum, Oils & fats) falling to 201,657 in 2001.	**Safeguard (10)**
29	White Mountain Jetty (now known as White Mountain Roadstone)	**120,000 import (aggregates)**	266,000 in 1990 180,373 in 2001 (aggregates)	**Safeguard (11)**
30	Essex Cargo Terminals (now known as Van Dalen or Hunts Wharf) (Wharf Nos 1, 2 and Jetty No 3)		111,362 in 2001 (Cement & Building Materials)	**Safeguard (12)**
31	ARC Jetty (now known as Hanson Aggregates) (No 4[3] Jetty)		781,999 in 2001 (aggregates)	**Safeguard (13)**
32	Riverside Coal Trading Ltd (No 9[3] Jetty) (East Jetty)	**60,000 imported (coal)**	109,000 in 1990	**Use for processing and export of recycled metals (02/00862/FUL)**
33	Ford Motor Company (now known as Ford Dagenham Terminal) – Roll On-Roll Of jetty	**307,000 Imported 238,000 Exported**	947,119 in 2001 (cargoes and vehicles)	**Safeguard (14)**
34	Amey Roadstone		550,000 in 1990	**Do not use as a jetty, just as a pier**
35	Dagenham Dock		95,000 in 1990	

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[3] Jetty Numbers refer to Samuel Williams and Son's numbering scheme

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