

Summary of Infrastructure Plan 2012 – 2025

The Infrastructure Plan considers what additional infrastructure is needed, during the period 2012/13 – 2025/26 in Barking and Dagenham to support the growth envisaged in the adopted Local Development Framework. It also identifies what funding sources are available so as to identify any funding gap which could be funded through the CIL. As far as the CIL is concerned the main purpose of this exercise is to establish whether the net infrastructure costs to support new developments are greater than available funding. It has been established that they are and therefore the Council is fully justified in seeking the maximum reasonable amount of CIL from qualifying developments subject to viability.

In the preparation of this Plan, input has been provided from Children's Services, Parks and Leisure Development, Transport Planning, NHS Outer North East London, Library Services, Area Regeneration, Economic Development and the Environment Agency. The Infrastructure Plan looks at projected population from 2012/13 to 2025/26 based on development of new homes, and uses the revised London Plan new housing target of 1,065 homes per year. This amounts to 14,910 new homes, or a new population of 36,082 (based on the average of 2.42 people per home).

The Plan then looks at the key areas of infrastructure (these are set out in the table below) that will be required by this new population and that may be funded by CIL, and assesses:

- Current provision
- Existing shortfall/surplus in provision
- Projected shortfall/surplus in provision
- Costs and funding sources

As set out above, the purpose of the Infrastructure Plan is to provide an overall understanding of the infrastructure requirements to support growth envisaged in the Council's LDF. Whilst it may be useful to other services, it is not intended to provide an accurate account of their future needs in the next 14 years, and it does not determine what CIL is spent on. This must be decided by the Council and an infrastructure list (the Regulation 123 list) published on the Council's website when the charging schedule is adopted.

Importantly, the CIL is only intended to pay towards shortfalls generated by new development. Therefore, whilst the Infrastructure Plan identifies for each type of infrastructure whether an existing shortfall or surplus exists, the costs are only calculated in relation to the impact of the population from new housing and takes into account any existing surplus or planned provision (e.g. existing commitments in the Barking Riverside S106 agreement to provide land for the primary and secondary schools).

The Infrastructure Plan currently identifies a total funding gap which could be funded through the CIL of **£894,126,545**. A summary of the costs is set out in the table below.

Cost of Community Infrastructure to support growth in Barking and Dagenham to 2025.	
Type of Facility	Existing shortfall
Council's Responsibilities	
Education (incl. land for 4 additional primary schools and 2 additional 8FE secondary schools all on confined sites. Also includes 6398 primary school places and 4,570 primary school places)	£147,613,529
Transport (incl. £500m for DLR Extension, £52m for Renwick Road Junction Improvements)	£633,511,000
Public Realm (incl. London Road/North Street Market Square, A406 roundabout, BTC East Street, Street Scene Enhancement, Becontree Station Improvements, Creekmouth Industrial Area)	£2,660,000
Open Space (incl. Abbey Green, Mayesbrook Park)	£8,250,000
Allotments (maintenance and creation of allotment space)	£649,476
Leisure (Indoor) (Build and land costs for 2 additional 4 court leisure centres. This assumes Barking Riverside will provide land and building for 8 lane swimming pool)	£4,032,900
Leisure (Outdoor) (additional 17.76 hectares of playing pitches, 1.5 tennis courts, 1 bowling green and upgrading of sports pavilion in eight strategic parks)	£6,814,140
Play (play provision for 5-9 year olds. Under 5s to be provided through S106 agreements (doorstep play)).	£1,049,920
Children's Centres	£5,600,000
Libraries (Revenue costs for Barking Riverside Library, Ongoing maintenance costs of existing estate)	£3,600,000
Flood Defences (Measures to manage surface water flooding in LBBD. Does not include fluvial or tidal flooding)	£56,310,823
Employment and Local Labour (Revenue requirements for Barking Business Centre. Local Labour agreements to continue to be provided through S106 agreements)	£2,600,000
Emergency Services	None.
NHS Outer North East London's responsibilities	
Health (capital requirements for 36,082 people)	£22,144,757
Further Education Provider's Responsibilities	
Further Education	tbc
Total	£894,126,545