

London Borough of Barking and Dagenham

Five-Year Housing Supply Statement: For the five-year period commencing 5th October 2020

[Barking and Dagenham's housing requirements](#)

The ten-year housing target for Barking and Dagenham as set out in the Intend to Publish version of the emerging New London Plan is 19,440 dwellings (between 2019-2029), which can be interpreted as 1,944 homes per annum. This is based on evidence of need and deliverability and is considered to be the most appropriate minimum target for the borough. This figure will therefore be used in the calculation of whether the borough has a five-year supply of land for housing.

[The National Planning Policy Framework \(NPPF\) buffer requirements](#)

The NPPF states that the supply of specific deliverable sites should include an appropriate buffer (moved forward from later in the plan period). From November 2018, the government introduced the Housing Delivery Test (HDT). Based on the February 2020 HDT assessment undertaken by the Ministry of Housing, Communities and Local Government, Barking and Dagenham has been historically delivering houses at a rate below the 85% requirement. This means that an additional 20% buffer has been applied to the five-year requirement to improve the prospect of achieving the planned supply in accordance with paragraph 73 of the NPPF.

[Barking and Dagenham's five-year supply position](#)

As of 5th October 2020, land was available for a total of 13,369 homes within the London Borough of Barking and Dagenham, see table 1¹ below for details. Table 2 demonstrates that the Council currently has a deliverable supply of 5.7 years of land for housing. The 15-year housing trajectory for the period of 2020 and 2037 is presented in Appendix 1.

¹ Figures for individual sites are estimates and should not be interpreted as the maximum reasonable provision for housing.

Table 1 Five-year housing delivery 2020/21 - 2024/25 (Source: Be First Planning Policy Team)

Site Name	2020/21 (Y1)	2021/22 (Y2)	2022/23 (Y3)	2023/24 (Y4)	2024/25 (Y5)	Total
Barking Riverside	378	800	800	800	920	3698
Beam Park (South Dagenham East)		250	250	250	250	1000
Gascoigne East Estate	20	150	150	150	150	640
Abbey Retail Park			150	150	150	450
Freshwharf Estate	150	150	150	150	150	681
Vicarage Field		100	150	150	150	550
Gascoigne Estate West			200	200	200	600
South of Gascoigne			200	200	200	600
Abbey Retail Park (Eco World) (Former Abbey Retail Park South)		150	150	150	147	597
Crown House	150	150	96			396
Merrielands Crescent One		150	175			325
Becontree Heath	134					134
Abbey Sports Centre		170				170
Marks Gate (Former Eastern Avenue, including public open space: Padnall Lake)		152				152
Town Quay				160		160
90 Stour Road			100	190		290
Sebastian Court	30					30
Collier Row EcoGrove (Wellgate Farm)	76					76
Barking Station				100	98	198
Sainsburys 97-131 High Road				150	150	300
Barking Foyer					134	134
2 Stamford Road			56			56
497-515 Gale Street			31			31
Brocklebank Lodge, Becontree Avenue, Dagenham			76			76
Wantz Road (Oxlow Lane)	63					63
Former sacredheart convent	29					29
Rainham Road / Oxlow Lane		46				46
Bamford Road			98			98
Selinas Lane			150			150

Royal British Legion			54			54
Woodward Road			56			56
Former Dagenham Job Centre Chequers Lane			90			90
Roxwell Road (Thames View/Roxwell Rd Estate renewal)			46			46
Rainham Road South (Foxlands Crescent Estate renewal)			43			43
Site of Old Thamesview Clinic, Bastable Avenue				34		34
Chelmer Estate				28		28
14-34 London Road					29	29
Barking Rugby Club					150	150

Site Name	2020/21 (Y1)	2021/22 (Y2)	2022/23 (Y3)	2023/24 (Y4)	2024/25 (Y5)	Total
58 to 62 Church Street			13			13
Former Police Station, Ripple Road		8				8
Fels Farm, Dagenham Road				9		9
200 Becontree Avenue	19					19
Land rear of 75-77 Wivenhoe	7					7
Dagenham working men's club		20				20
Sugden Way	13					13
Artist Housing, Linton Road	12					12
Mellish Close Garages	6					6
26 And 28 Land To The Rear High Road	8					8
Elim Pentecostal Church 194	9					9
3 Station Road	7					7
St Marys Parish Church, Grafton Road	6					6
Rear of 5-7 Reede Road	5					5
Old Granary	6					6
Dagenham Labour hall		13				13
Garages at Kier Hardy Way			23			
Total strategic allocation²	1030	2268	3640	3058	3028	
Total small sites allocation³	98	41	36	9	0	
Windfall sites projection	-29	28	33	60	69	
Total net additional homes	1099	2337	3709	3127	3097	

² Strategic large housing sites which will deliver more than 50 or more units in total.

³ Strategic small housing sites that are expected to deliver less than 50 units, and those sites where the total site or remaining developable area is <0.25 ha or less.

Table 2 Five-year housing land supply calculation

	Total
Annual Target	1944
London Plan requirement (Years 1-5)	9720
Overall requirement 2020/21 – 2024/25 (including the Draft New London Plan and the 20% buffer)	11665
Overall supply of deliverable sites	13369
Overall supply compared to requirement	+1704
Overall year's supply	5.7

	0-5 years	6-10 years	11+ Years
Strategic Allocations	13024	17836	8359
Smaller Allocations	184	46	0
Windfall	161	299	644
GLA Indicative Target, 20% buffer in first 5 years	11665	10516	12868

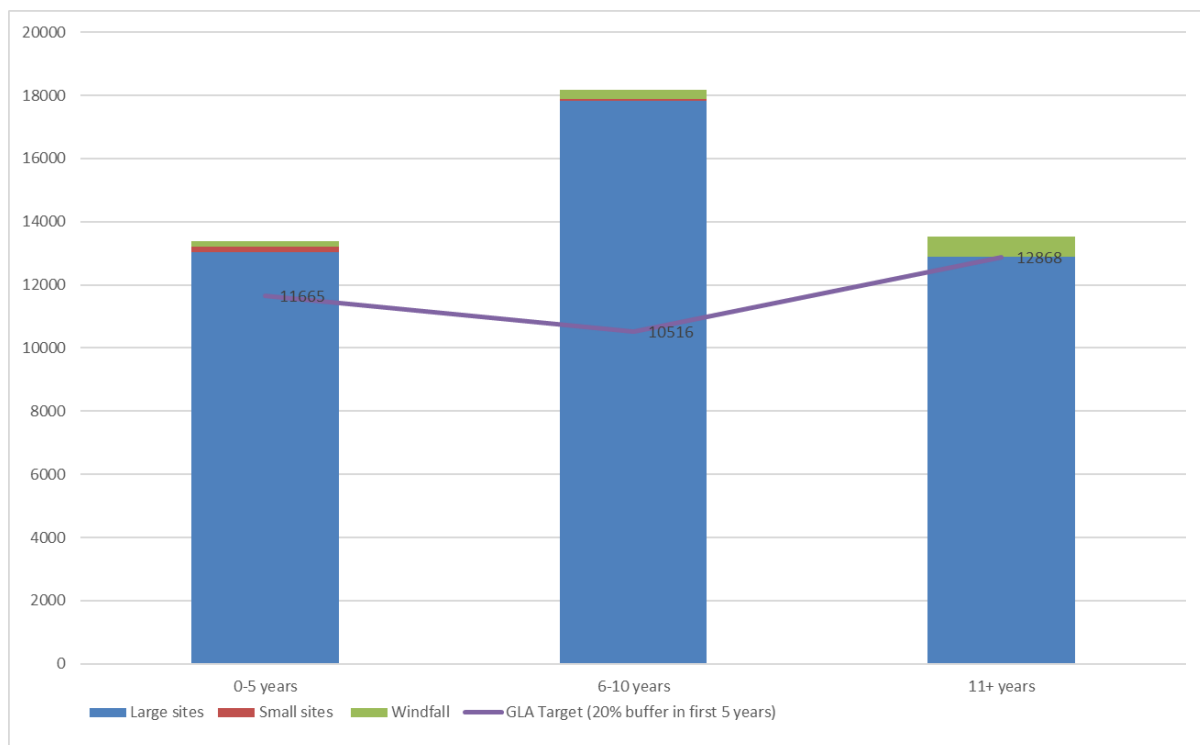


Figure 1 LBBD 15-year housing trajectory 2020-2037