

Housing White Paper – The Government published the Housing White Paper entitled *Fixing Our Broken Housing Market* on 7 February 2017.

[Fixing our broken housing market - GOV.UK](#) Do the proposals in the White Paper have any implications for the Local Plan? If so, what steps (if any) does the Council intend to take?

Council's Response -

The Government's Housing White Paper (HWP) is a consultation document and considers a number of potential policy changes to the National Planning Policy Framework (NPPF), as well as to the regulatory framework for plan-making. It also outlines the government's intended approach to a number of challenges facing the national housing market that are not directly relevant to plan-making – e.g. building homes faster, diversifying the market and supporting people to buy their own home.

The HWP sets out the Government's emerging policy position and outlines future legislative proposals with the aim of ensuring that the housing market works for everyone. However, it is clear that the proposals do not yet form part of Government policy and that many of the proposals in the HWP are subject to consultation which closes on 2 May 2017, or future consultation exercises. Nevertheless, it does provide an indication of what's to come in terms of key changes to planning.

Whilst the Council has prepared its Local Plan prior to publication of the HWP, it considers the HWP proposals do not represent a major change/shift from the policy basis which has informed the development of the spatial strategy contained within the Local Plan. The Local Plan is a positive strategy for delivering sustainable development, securing much needed new housing and boosting the economy and creating jobs. The proposals and reforms contained within the HWP in general terms seek to facilitate building more of the right homes in the right places. The Council therefore considers the strategy and proposals within the Local Plan are generally aligned.

Many of the changes proposed in the HWP will require amendments to the NPPF, if taken forward following consultation, and the Government's current stated intention is to publish a revised NPPF later this year. As such, the soundness of the submitted local plan does not currently fall to be judged against the HWP, which, as noted, remains a consultation document at this stage. However, and notwithstanding, the Council has looked at the key planning related proposals within the HWP and assessed whether they have any implications for the Local Plan. Where some implications have been identified, the Council intends to address these through further modifications to the Plan.

The Housing White Paper is split into four chapters:

- Planning for the right homes in the right places
- Building homes faster

- Diversifying the market
- Helping people now

The key planning related headlines are set out in chapter 1 'Planning for the right homes in the right places'. A summary of the planning related reforms along with any implications for the Local Plan is set out below.

Green Belt – the HWP maintains existing strong protections for the Green Belt and clarifies that boundaries should only be amended in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements. The Government proposes modifying national planning policy in due course to make this clear. Were the Government to amend and add to national policy to make clear that authorities should amend green belt boundaries once it can be demonstrated that all other reasonable options have been explored, the Council considers its approach, it has taken in the submitted local plan to protecting and managing the green belt would accord with any changes to national policy to reflect the HWP in this respect. The Council has demonstrated exceptional circumstances for altering the Green Belt - its high levels of housing and other development needs, heavily constrained land supply and lack of brownfield land represent 'exceptional circumstances'. Local Plan policy LP34 provides clear policy direction on how to protect Redbridge's green belt. Moreover, the Council has fully considered and tested, through its evidence base, all reasonable alternative options to meet need which would not involve green belt release.

As well as clarifications on the exceptions test, the HWP considers various changes to green belt policy, particularly around encouraging local planning authorities to look first at using any green belt land which has been previously developed and/or which surrounds transport hubs in Green Belt reviews. Again, the Council believes the Local Plan reflects this approach, with the proposed green belt release sites being located on previously developed land as well as in sustainable locations, close to public transport.

The changes to national policy concerning green belt release contemplated by the HWP is already reflected in the approach taken to the formulation of policies and proposals in the submitted local plan, and the evidence base in support of that plan.

More homes on public sector land - proposals within the HWP include delivering more homes on public sector land, which is a significant opportunity to boost housebuilding. The submitted Local Plan provides a framework to deliver more homes, from all sources including public sector land. The allocation of King George and Goodmayes Hospitals in policy LP1B is a clear example of this. Including key development sites on public sector land within a long-term strategic plan like the Local Plan will ensure land that is released is built on within an appropriate time frame. Furthermore, the Council will shortly be establishing a wholly owned Housing Company which will play a prominent role in the delivery of housing on Council owned sites included in Appendix 1 of the plan. It is expected that the ongoing strategic review of Council owned assets, as well as working closely with other public sector bodies such as the health trusts will identify further opportunities to deliver housing as part of broader mixed use developments.

This proposal of the HWP does not therefore have any implications for the Local Plan.

Small windfall sites – the HWP suggests that policies in plans should allow a good mix of sites to come forward for development, so that there is choice for consumers, places can grow in ways that are sustainable, and there are opportunities for a diverse construction sector. National policy will be amended to expect local authorities to have policies that support the development of small “windfall sites”. Local Plan policy LP2 seeks to establish a plentiful supply of good quality housing from all sources. Moreover, as a result of Regulation 19 consultation, the Council has proposed a modification to policy LP2, by inserting a new policy criteria (f) to reiterate this. The change is as follows:

"Supporting infill development on previously developed land, subject to the criteria set out in policies LP7 and LP26".

It is considered that this proposed modification clearly advances the proposals in the HWP to encourage development on small windfall sites

This proposal of the HWP is therefore already reflect in the submitted Local Plan.

Using land more efficiently for development – the HWP provides proposals on making better use of land for housing by encouraging higher densities where appropriate, such as in urban locations. The London Plan and London borough development plans have adopted this approach for some time, so the impact of this change in Redbridge is unlikely to be significant. The Local Plan has explored all opportunities to optimise housing densities where appropriate, as set out in Appendix 1 Development Opportunity Sites Review (LBR 2.06). The approach set out in Local Plan policies LP1, LP1A – LP1E and allocated development opportunity sites in Appendix 1 demonstrates this.

This proposal does not therefore have any implications for the Local Plan.

Method for assessing housing need – the HWP refers to a further consultation to be published on introducing a standardised approach for local authorities in assessing housing requirements. The outcome will be reflected in changes made to the NPPF. The introduction of a more standardised approach is anticipated from April 2018. The assessment of housing need on which the submitted local plan is based cannot obviously pre-empt these changes. However, the SHMA (2016) has been undertaken in accordance with a standard methodology, widely applied across London. The Council believes it is a robust assessment that identifies housing requirements for the borough over the plan period.

This proposal does not therefore have any implications for the Local Plan.

Starter Homes – the White Paper confirms that the government will not introduce a statutory requirement for Starter Homes at the present time. The changes proposed mean the government will change its focus from starter homes to a wide range of affordable housing. The Local Plan in policy LP3 makes reference to Starter Homes, stating that the Council will support starter homes and work with landowners and developers to secure a supply of land suitable for Starter Homes, in line with the Housing and Planning Act 2016 and subsequent

guidance contained within Planning Practice Guidance. However, in light of the proposals contained within the HWP and that Starter Homes will not be restricted to land allocated as underused or unviable industrial or commercial use, the Council proposes the following amendments to policy LP3:

Amend point LP 3 (c) to read:

"Provide a tenure mix of 60% social/ affordable rent housing and 40% intermediate (including starter homes)

Delete LP 3 (f)

~~*"The Council will support starter homes on non-designated commercial or industrial sites which have been demonstrated to be under-used or no longer viable for commercial or industrial purposes; and"*~~

Custom build homes – the HWP restates support for custom-build homes with greater access to land and finance, giving more people more choice over the design of their home. The Local Plan in policy LP3 1(g) and Implementation paragraph 7 reflects this approach, with specific reference to the Council having a self-build or custom build register. The explicit reference to this means of bringing forward housing in the borough will raise the profile of self and custom build by increasing awareness among land owners, builders and developers. This proposal does not therefore have any implications for the Local Plan.

Empty homes – the HWP restates the requirement for local authorities to support and encourage efficient use of existing housing stock, making better use of homes that are long-term empty. As set out in submitted Local Plan policy LP2 (e), the Council emphasises the need to support initiatives to bring empty homes back into use, with further information set out in the supporting text of paragraph 3.8.15. This element of the HWP does not therefore have any implications for the Local Plan.

Specialist housing – the HWP encourages the development of housing that meets the needs of our future population. The submitted Local Plan addresses this through policy LP4 Specialist Accommodation, which supports the provision of housing products to support the elderly, vulnerable, and homeless. This element of the HWP does not therefore have any implications for the Local Plan.

Brexit – Has the Council considered and does it wish to comment about any implications arising from Brexit?

Council's Response -

The Redbridge Local Plan has been prepared to accommodate population growth in a sustainable manner. It is based on population projections from the GLA that take account of a range of factors including increased birth rates, increased life expectancy, and both national and international migration patterns.

The impact, if any, of Brexit on wider population trends is uncertain, and the Council is not aware of any clear, robust or sound evidence to suggest that Brexit will have a material or substantial impact on the borough's population growth over the plan period. A partial update to the Outer North East London Strategic Housing Market Assessment (2016) has however been sought, which will assess the implications of the GLAs latest household projections, and will also comment on the impact of Brexit on these projections.

The Council recognises that the uncertainty surrounding Brexit may have an impact on investor/developer confidence which may well see a reduction in housing delivery rates in the early part of the plan period. Whether this will be the case of course cannot be predicted at this stage. However, and as a precaution, the Council has taken a number of pro-active steps to build on the momentum created by Crossrail and send a clear, positive message to investors/developers to ensure that plans for accelerated delivery of development are not undermined. Alongside the submission of the Local Plan, the Council is developing a new Regeneration and Economic Growth Strategy for the borough and has launched a Manifesto for Ilford; one of 20 Housing Zones in London and the Borough's largest strategic investment location. The Manifesto is supported through a Development Prospectus which provides a physical articulation of the vision outlined within the Manifesto and which is being used to broker an ongoing dialogue with key landowners and investors on proposals for key sites.

Beyond these measures, the Council will shortly be establishing a wholly owned Housing Company which will play a prominent role in the delivery of housing on Council owned land. The initial business plan for the Company anticipates the development of 350 new homes, however it is expected that the ongoing strategic review of Council owned assets will identify further opportunities to deliver housing as part of broader mixed use developments. The Council is not expecting any implications arising from Brexit to affect housing delivery and economic growth over the lifetime of the plan.

Development Opportunity Sites –

- (i) Appendix 1 contains a schedule of Development Opportunity Sites. Is the Local Plan seeking to allocate these sites to promote development and flexible use of land in accordance with paragraph 157 of the National Planning Policy Framework? If so, is this sufficiently clear and is there sufficient detail on form, scale, access and quantum having regard to paragraphs 002 and 010 of the Planning Practice Guidance on *Local Plans*? Where more than one proposed use is referred to how is the mix of uses on each site to be settled? Is it necessary to include sites with a capacity of less than 10 dwellings?

Council's Response -

The Local Plan is seeking to allocate sites in Appendix 1 to promote development and flexible use of land in accordance with paragraph 157 of the NPPF. However, in order to bring Appendix 1 in line with paragraphs 002 and 010 of the National Planning Policy Guidance the Council are preparing a revised appendix 1 to provide clear and sufficient detail on individual site requirements. The revised appendix 1 will provide greater detail on form, scale, access and quantum of each individual Opportunity Site. This will provide clearer guidance on how mix of uses should be settled. This revised appendix will be published online on 24th April 2017. The Council proposes to exclude sites of less than ten units from inclusion in Appendix 1.

- (ii) Furthermore, the schedule of modifications to Appendix 1 (LBR 1.01.3) deletes some sites and adds others. These changes would be likely to be the subject of Main Modifications on the basis that they are required for soundness. Can the Council briefly explain the rationale for these proposed changes for each site? In addition, the indicative development capacity has also been adjusted for a number of sites. Can the Council also explain the reason for this for each individual site? This might usefully be done by creating an expanded version of the modified Appendix 1 schedule including a further column to explain the reason for the inclusion or deletion and the change in capacity.

Council's Response -

The Council has provided an expanded version of Appendix 1 schedule setting out the reasons for modifications proposed in LBR 1.01.3. See annex 1 of this document.

This process has highlighted the need for further Modifications as set out below (proposed modifications in **bold**):

108	Site bounded by Chapel Road, High Road and Clements Lane	0.69 0.6 0.74	Clementswood	Retail/ Offices	Retail/Commercial/ Residential/Employment/ Housing	200 219 270	1	Consent granted for 14 units on part of site
2520	20 Clements Lane, Ilford, IG1 2QY	0.010 .63	Clementswood	Leisure/ Assembly	Housing	14 229	1	Consent granted
13913 7	Newton Industrial Estate, Eastern Avenue	1.1 0.4	Chadwell	Industrial	Housing/ <u>Education</u>	50 <u>16</u>	1	No current planning application or new permission

The modification to site 8 - Site bounded by Chapel Road, High Road and Clements Lane responds to RO1077/01 which seeks inclusion of additional land within site area, increasing the developable area. Increasing the developable area results in an increase to the indicative site capacity, from 219 units to 270 units.

The modification to site 20 – 20 Clements Lane, brings indicative site capacity in line with the approved planning application of 14 units.

The modification to site 137 – Newton Industrial Estate, reduces site area to 0.4 as part of the site has been removed to be protected as a Local Business Area as set out in the Employment Land Review. There is no change to the modified indicative site capacity.

The net result of the above modifications to the overall housing capacity in the borough is revised from 18,936 to 18,772.

Conformity with the London Plan - The provisions of section 24 of the 2004 Act require the submitted documents to be in general conformity with The London Plan and for an opinion on general conformity to be requested of the Mayor of London. The legal compliance checklist (LBR 1.20) confirms that this has been done but could the Council publish any response once it has been received?

Council's Response -

In its response to the Local Plan Regulation 19 consultation, the Mayor of London issued the Council with its opinion on general conformity (letter dated 11th October 2016, ID R01213). This letter is clear that the Mayor of London considers the Local Plan to not be in conformity with The London Plan. The Council has published this letter on its website, under the Regulation 19 Consultation section.

Habitats Regulations Assessment - The conclusions of the Habitats Regulation Assessment of February 2017 (LBR 1.12) at section 6 makes reference to the involvement of Natural England (NE). However, the Regulation 19 consultation from NE (R01097) says that it does not wish to comment. The Council should approach NE directly to ascertain their views on the latest HRA and particularly in relation to the findings regarding the Epping Forest SAC. Any reply should be published. NE should also be asked to confirm that any response given has taken account of the recent Court judgment in *Wealden District Council v SSCLG and others* [2017] EWHC 351 (Admin).

Council's Response -

The Council has sought further clarification from Natural England on this matter. On 17th March 2017 the Council emailed Natural England drawing specific attention to the latest Habitats Regulation Assessment (ref: LBR 1.12), its approach regarding potential impact of development near Epping Forest SAC, and the wording contained in Local Plan Policy LP39.

Natural England's response, received by the Council on 22nd March 2017, was that *"Natural England does not have any objections to the approach of the HRA, regarding the potential impact of development near the Epping Forest SAC, or with the Policy LP39 of the Local Plan."*

Subsequently, the Council sought confirmation from Natural England on 29th March 2017 that the above advice had taken account of the recent Court judgment in *Wealden District Council v SSCLG and others* [2017] EWHC 351 (Admin).

In response, Natural England responded on 3rd April 2017, stating: *"A High Court judgment was handed down on 20 March 2017 in Wealden District Council v Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority [2017] EWHC 351 (Admin). Wealden District Council brought a challenge against a Joint Core Strategy produced by two of its neighbouring authorities. Natural England provided advice to Lewes District Council and the South Downs National Park Authority on the assessment of air quality impact on Ashdown Forest SAC. This advice was based on nationally developed guidance agreed with other UK statutory nature conservation bodies. The court found that Natural England's advice on the in-combination assessment of air quality impacts in this case was flawed. We are considering the details of this decision and the implications for our advice. Competent authorities should seek their own legal advice on any implications of this recent judgment for their decisions."*

The Council is therefore now seeking its own advice on this matter and will update the Inspector in due course.

Crossrail – In response to representations R01100/03 the Council observes, amongst other things, that Crossrail will increase the overall capacity by about 70% per train. What is the source of this statement? What are the predicted impacts of Crossrail for public transport accessibility across the Borough? What are the implications expected to be for the Central Line where issues of overcrowding appear to be acknowledged in paragraph 1.21.4 of the Local Plan? What is the latest about the likely commencement date of the service?

Council's Response -

Increased train capacity of 70% per train is based on a comparison of train formats of the existing TfL rail line with those to be used on the Crossrail service. The capacity of the existing rail service is estimated at 859 passengers per train, based on 636 seats

(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/9078/rail-notes-definitions.pdf page 6), plus an additional 35% standing capacity using the Department for Transport capacity formulae

(https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/9078/rail-notes-definitions.pdf) for journeys of 20 minutes or less. The capacity of Crossrail trains meanwhile, are 1500 passengers per train

(<http://www.crossrail.co.uk/route/new-trains>), as a result of longer carriages, less seating, and more standing room. In addition, the use of longer carriages in off peak times will further increase capacity.

In terms of the impacts of Crossrail on public transport accessibility across the borough, PTAL projections (<https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-with-webcat/webcat>) demonstrate only marginal increases as all stations on the route in the borough already exist. It does nevertheless show increases around Seven Kings and Goodmayes stations over the plan period (i.e. an expansion of areas around the stations having a PTAL of 4 rather than the existing PTAL of 3). Furthermore, in practical terms, Crossrail will increase residents' accessibility to central London (beyond Liverpool Street) within 30-45 minutes via direct trains.

One of Crossrail's primary infrastructural benefits is to relieve congestion on the Central Line within central London (zone 1) which suffers from the heaviest levels of crowding which lead to service delays as passenger demand outstrips the London Underground network's capacity at barriers, on platforms and interchanges. Strategic modelling indicates that comparatively, the Central Line within Redbridge does not suffer from such levels of overcrowding at barriers, platforms and interchanges within the borough, as trains commence empty in the north of the borough and fill up as they move south. By the time the trains reach Wanstead / South Woodford all the seats are taken and there is some standing capacity. As these trains leave the borough they start to get busier, with significant crowding through Newham and into central London in the a.m. peak (<https://www.london.gov.uk/what-we-do/business-and-economy/better-infrastructure/london-infrastructure-plan-2050#acc-i-43214> Transport Supporting Paper page 39) . Planned modernisation providing new trains and signaling to the Central Line ([10](https://tfl.gov.uk/campaign/tube-</p></div><div data-bbox=)

[improvements/what-we-are-doing/improving-the-trains?intcmp=21153](#)) will further increase the Central Line's capacity by 25% over the plan period that will relieve peak hour congestion further.

Commencement dates for Crossrail are phased. In May 2017 new passenger trains will replace the existing TfL rail service from Liverpool Street to Shenfield, stopping at the borough's 4 stations of Ilford, Seven Kings, Goodmayes and Chadwell Heath. By May 2019, the service will extend through to Paddington, and by December 2019 through to Reading and Heathrow Terminal 4.

Objectively assessed need –

- (i) The note on page 17 of the North East London Strategic Housing Market Assessment (SHMA) (LPR 2.01) indicates that the GLA has published further population and household projections. Has the Council had the opportunity to assess the implications of these and is it intending to update the findings of the SHMA? Furthermore, does the publication by ONS and DCLG of the 2014-based population and household projections on 26 May 2016 and 12 July 2016 make any material difference to the findings of the SHMA?

Council's response –

The Council has commissioned Opinion Research Services (ORS) to assess the implications of the further population and household projections referred to in the Inspector's question. This assessment is expected to take the form of a short addendum to the SHMA (2016). It is anticipated that this addendum will be published online on or before 27th April 2017.

- (ii) Paragraph 3.2.11 of the Mayor of London's SPG notes that housing market areas can also overlap regional boundaries as boroughs in outer London often have strong market links with those in other regions. In the light of this is the Council satisfied that the defined housing market areas in the SHMA should exclude reference to Epping Forest District?

Council's response –

ORS, who prepared the Outer North East London SHMA of 2016, considered and identified the appropriate housing market area. In particular, ORS considered whether Epping Forest District should be included within the same market area as the London Boroughs of Barking and Dagenham, Havering and Redbridge. Although there are functional linkages in terms of house prices between those three London Boroughs and Epping Forest District, ONS's final conclusion and advice is that, for the purposes of assessing objectively assessed need those three London Boroughs are considered as one area, excluding Epping Forest DC but that the housing needs of surrounding boroughs and districts be considered through the operation of the duty to cooperate. Epping Forest District's housing needs are met within the East Hertfordshire and West Essex housing market area.

The Council is satisfied with ORS's advice and the reasons for it.

- (iii) There is an expectation in the London Plan that boroughs should contribute to meeting their own needs and also needs arising in London as a whole. In preparing the Local Plan and before proposing to release Green Belt land should the Council have investigated whether other boroughs within the housing market area were able to contribute in this way?

Council's Response -

In relation to the findings of the SHMA (2016), the Council acknowledges that it will not be able to meet its own OAN derived from the North East London SHMA. As a result, the neighbouring borough of Havering raised particular concerns regarding how Redbridge's unmet housing need would be addressed in the sub-regional market area.

The Council, along with Barking and Dagenham and Havering sought the GLA's view on how Redbridge's unmet need should be addressed. The GLA has clarified that London should be treated as a single housing market area and is addressed through the London Plan, and revisions to it. In order to meet local need and contribute to meeting strategic need, the London Plan provides that each London borough should seek to exceed its minimum housing target by measures set out in London Plan Policy 3.3E, paragraphs 3.19 and 3.19i of the Plan and Section 1 of the Housing SPG.

In preparing the draft Local Plan, boroughs will be expected to demonstrate that it has sought to increase its housing supply in line with policy 3.3 of the London Plan and the Housing SPG 2016 in order to reduce the gap between local and strategic housing need and supply. The GLA noted that additional sources of housing across London from higher density development, housing in Opportunity and Intensification Areas, town centres, surplus industrial land and other large sites could close the gap between the minimum housing supply target and London's identified need. As such, there is therefore no requirement for neighbouring authorities to accommodate surplus housing need from adjoining boroughs as these matters are addressed on the London-wide basis through the London Plan. The Council's approach of seeking to meet and exceed its London Plan minimum target whilst also seeking to 'close the gap' on objectively assessed need is supported and mutually agreed by the GLA and neighbouring boroughs. Full details in relation to the Duty to Cooperate are set out in the Duty to Cooperate Statement (LBR 1.14).

Thames Water – Paragraph 18.7 of the Infrastructure Delivery Plan (LBR 2.21) indicates that there is limited capacity within the existing sewers although no works were planned as of December 2015. The Council should approach Thames Water again for an update. Whilst it is intended that any upgrades required will be provided prior to any occupation is Thames Water satisfied that capacity issues and/or funding will not be an impediment to the deliverability of development in the Local Plan?

Council's Response -

The Council has sought further clarification from Thames Water on this matter, and their response to the Council, received on 5th April 2017, sets out the latest position.

In relation to existing sewers, there are no defined plans for upgrades to Beckton and Riverside STWs.

In summary, Thames Water are satisfied that subject to the Council's proposed modification to the Local Plan that includes the addition of point L to Policy LP24, sewerage capacity issues and/or funding will not be an impediment to the deliverability of development in the Local Plan.

Thames Water's full response is provided in Annex 2 of this document.

Statements of Common Ground – The Council’s letter of 3 March indicates that statements of common ground are being prepared with a number of representors. There is no requirement for these to be undertaken but if they would assist the examination they should be published once they are completed.

Council’s Response -

Since the Council’s letter of 3 March, a statement of common ground has been agreed between the Council and the LB Havering (CED002). This has been published online. Any subsequent completed statements will also be published on the examination webpage.

Regulation 8 (5) of the 2012 Regulations – This provides that where a local plan contains a policy that is intended to supersede another policy in the adopted development plan, it must state that fact and identify the superseded policy. I assume that the existing Core Strategy and Borough Wide Primary Policies of 2008 is to be replaced. If so, the Local Plan should confirm this and contain a schedule of superseded policies to accord with the Regulation. This can be progressed by means of a further proposed modification.

Council's Response -

Yes, the Local Plan will supersede the existing Core Strategy and Borough Wide Primary Policies (2008). It will also supersede the policies contained within the Area Action Plans for Ilford (2008), the Crossrail Corridor (2011) and Gants Hill (2009), as well as Development Sites with Housing Capacity (2008) and Development Opportunity Sites (2008). The Council will include a new appendix in the Local Plan confirming this. A schedule of superseded policies is included in Annex 3 of this document and will form part of a proposed modification.

Annex 1 - Inspector's Preliminary Matters – Expanded version of modified appendix 1 (LBR 1.01.3)

The table below explains the modifications as set out in document LBR 1.01.3.

To reiterate, the Council undertook a review of all sites in Appendix 1, in response to the Mayor's representation (RO1213/01) which sought the Council to explore an alternative strategy of higher density development in the borough to identify additional housing capacity.

Each site was reviewed individually and indicative development capacity adjusted where appropriate. The review included; 1) re-measuring site areas; 2) reassessing the character of the site location; 3) reassessing the Public Transport Accessibility (PTAL) of each site, including assessing how PTAL will improve in the future given the planned transport improvements such as Crossrail and 4) reassessing these variables using the highest housing densities as set out in the SRQ Matrix of the London Plan. The most up-to-date planning information (such as planning applications) has been applied used where appropriate. The methodology and site specific details are set out in document LBR 2.06.

In general, the main reason to account for changes in indicative development capacity as set out in LBR 1.01.3 are that sites have been assessed using the highest housing densities in accordance with the SRQ Matrix of the London Plan (2016) as opposed to mid ranges densities which were used in preparing appendix 1 in the Proposed Submission Draft Local Plan. In addition, the Council has applied the site specific findings of key evidence base documents including the Retail Opportunities Site Assessment (LBR 2.35), the Employment Land Review (LBR 2.33), Infrastructure Delivery Plan (LBR 2.21) and Strategic Flood Risk Assessments (LBR2.61.1 -3) to justify the mix of uses sought/development constraints on specific sites.

In the table below the column titled 'Reason for Modification' sets out the reasons for addition, deletion and amendment to indicative development capacity for each individual site where a modification has been proposed. For example, individual site comments may state, "highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity" and "Site specific findings of the Employment Land Review (LBR 2.33) inform inclusion of employment space constraining potential housing capacity". This means that in assessing the indicative development capacity the highest housing density has been applied, but that the findings of the Employment Land Review have 'reduced' development probability due to the need to incorporate employment floorspace within the mix of uses, which in turn reduces the overall indicative development capacity in order to cater for the inclusion of employment floorspace.

Undertaking this reassessment has enabled the Council to identify additional housing capacity in the borough as well as sites (generally through a mix of uses) to meet other development needs. This also demonstrates how it has sought to optimise housing capacity on all available sites.

Ilford Investment Area Investment & Growth Area 1 – Phase 1 (2015-2020)

Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2015-2020	Planning Status	Reason for Modification
1	Sainsbury's, Roden Street, Ilford	1.96	Loxford	Retail	Retail/ Housing/ <u>Employment</u>	700	1	Application submitted	No change.
2	The Exchange Shopping Centre, High Road, Ilford	1.34 2.5	Valentines	Commercial/ Retail/ Employment	Commercial/ Employment (infill development)/ Housing Employment/ <u>Re</u> <u>tail/Housing/Lei</u> <u>sure(including</u> <u>Restaurant,</u> <u>beverage and</u> <u>café uses and</u> <u>hotel)</u>	388 214	1	Application submitted <u>Consent granted</u>	Factual update of indicative development capacity in line with planning application.
3	<u>Britannia Music</u> 60-70 Roden Street and land	0.7	Loxford	Vacant	Commercial/ Employment/ Housing/ <u>Retail</u>	354	1	Consent granted	No change.

	between Chapel Road and Roden Street, Ilford								
4	Depot Mill Road/Mill House, Ilford Hill	1.04 <u>0.91</u>	Loxford	Offices/ Depot/ Car Park	Commercial/ Employment/ Housing	266 <u>332</u>	1	No current planning application or new permission	<p>Factual change - site area reduced.</p> <p>Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.</p> <p>Site specific findings of the Employment Land Review (LBR 2.33) inform inclusion of employment</p>

									space constraining potential housing capacity.
5	Ley Street car park and bus depot, Ilford	0.8	Valentines	Car Park (Multi- storey)/ Depot	Commercial/ Car Park/ Housing/ <u>Educati on</u>	232 <u>292</u>	1	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. As set out in the IDP (LBR 2.21) note need for inclusion of education provision.
6	Town Hall Car Park	0.78 <u>0.70</u>	Clements wood	Retail/ Car Park	Retail/ Housing/<u>Employ</u> ment New Public Square/	226 <u>227</u>	1 <u>2</u>	No current planning application or new permission	Site moved to phase 2 – See site number 32.

					Theatre/Car Park				
<u>7</u>	Land bounded by Clements Road, Chadwick Road and Postway Mews	0.77 <u>0.66</u>	Clements wood	Royal Mail sorting office/ Depot/ Retail/ Church/	Retail/Commercial/ Housing/ <u>Place of Worship</u>	223 <u>214</u>	1 <u>2</u>	No current planning application or new permission	See site 33.
<u>86</u>	If Bar 71 Ilford Hill	0.15	Loxford	Commercial <u>Employment</u>	<u>Commercial/Housing/Employment/Retail</u>	203 <u>137</u>	1	No current planning application or new permission <u>Planning application</u>	Factual update of indicative development capacity in line with developer discussions.
<u>97</u>	177-207 High Road, Ilford (Includes Argos) <u>193-207 High Road, Ilford (Harrison and Gibson)</u>	0.7 <u>0.31</u>	Clements wood	Retail/ Offices	Retail/ <u>Residential/Housing/Employment</u>	203 <u>323</u>	1	No current planning application or new permission	Factual update of indicative development capacity in line with planning application. Site split and reduced to respond to how individual parts of the SHLAA

									site (Ref: 1326116) area are coming forward for development. See sites 30 and 46.
<u>108</u>	Site bounded by Chapel Road, High Road and Clements Lane	0.69 0.6 <u>0.74</u>	Clements wood	Retail/ Offices	Retail/ Commercial / Residential / <u>Employment/Housing</u>	200-219 <u>270</u>	1	Consent granted for 14 units on part of site	In response to RO1077/01 site area increased increasing the developable area and potential housing capacity. Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing

									capacity. Site specific findings of the Employment Land Review (LBR 2.33) and Retail Site Opportunity Assessment (LBR 2.35) inform inclusion of employment and retail floorspace constraining potential housing capacity.
<u>119</u>	Peachy House, 39 Ilford Hill, Ilford	0.59	Loxford	Car Park	Retail/ <u>Employment/Housing/Residential</u>	171 <u>141</u>	1	Consent granted for 141 units	Factual update of indicative development capacity in line with planning application.

12 <u>10</u>	51-69 Ilford Hill (Valentines House)	0.43	Loxford	Offices	Commercial/ Employment/Ho using Residential/ New Station Building/ Public Square	<u>122</u>	1	Consent granted for 122 units	Factual update of indicative development capacity in line with planning application.
13 <u>11</u>	226-244 High Road, Ilford	0.14	Clements wood	Commercial Employment	Commercial/ Residential Retail/Employ ment/Housing	101	1	Consent granted	No change.
14	51-71 Cranbrook Road, Ilford	0.35	Valentines	Commercial	Commercial/ Residential Retail/Housing	101-128	1-2	No current planning application or new permission	Moved to phase 2 – See site 34.
15 <u>12</u>	Land between Mill Road & the Railway Line, Ilford	0.3	Loxford	Car Park	Residential Housing	87-97	1	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.

									SRFA (LBR2.61.1-3) indicates approximately 20% of site is in a flood zone, constraining potential housing capacity.
16	245-275 Cranbrook Road, Ilford	0.54	Valentines	Commercial/ Employment	Business Employment/ Housing	85-134	1-2	Consent granted	Site has been moved to phase 2 – See site 35.
17 <u>13</u>	40 Ilford Hill, Ilford	0.29	Loxford	Former Police Station/ Car Park	Commercial <u>Retail/ Housing</u>	84-106	1	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site is a Listed Building constraining its

									potential housing capacity.
18	73-85 Ilford Hill and 1-7 Cranbrook Road	0.26	Loxford	Commercial/Ilford Station	Commercial/new station Retail/ Employment/Housing	75-95	1-2	No current planning application or new permission	Site has been moved to phase 2 – See site 36.
19 <u>14</u>	Land adjacent to Clements Lane and Clements Road	0.24	Clements wood	Offices/ Retail/ Hotel/ Car Park	Retail/ Commercial <u>Employment/Housing</u>	6987	1	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site specific findings of the Employment Land Review (LBR 2.33) and Retail Site Opportunity Assessment

									(LBR 2.35) inform inclusion of employment and retail floorspace constraining potential housing capacity.
20 <u>15</u>	260 – 268 High Road, Ilford	0.13	Clements wood	Public Toilets/ Retail	Commercial/ Ho using	37 <u>42</u>	1	No current planning application or new permission	Highest housing density used (324 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
21 <u>16</u>	City House <u>9-17</u> Cranbrook Road	0.05	Loxford	Offices	Housing	27	1	Consent granted	No change.

2217	1 Riches Road, Ilford	0.04	Clements wood	Housing	Housing	24	1	Consent granted	No change.
2318	22-32 Chapel Road, Ilford	0.06	Loxford	Public Toilets/ Retail/ Residential	Commercial Retail/ Housing	17 24	1	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
2419	Rear of 2-34 Riverdene Road	0.07	Loxford	Commercial Employment	Housing	15	1	Consent granted	No change.
2520	20 Clements Lane, Ilford, IG1 2QY	0.010-63	Clements wood	Leisure/Assembly	Housing	14 229	1	Consent granted	Amended in line with planning application.
2621	202-224 High Road Ilford	0.1	Clements wood	Commercial Employment	Commercial /Housing	15	1	Consent Granted	No change.
27	Central Library Service Yard	0.05	Clements wood	Service Yard	Housing	14 20	1 2	No current planning application or new permission	Moved to phase 2 – See site 37.

28 <u>22</u>	288 Ilford Lane, Ilford	0.08	Loxford	Industrial	Housing	8 <u>9</u>	1	Consent granted	Amended in line with planning application.
29 <u>23</u>	180 High Road Ilford	0.03	Clements wood	Bank	Housing	7	1	Consent granted	No change.
30 <u>24</u>	213-215 High Road Ilford	0.04	Clements wood	Retail	Housing	6 <u>7</u>	1	Consent granted	Amended in line with planning application.
31 <u>25</u>	210 Ilford Lane, Ilford	0.05	Loxford	Retail	Housing	5	1	Consent granted for mixed use with 6 flats	No change.
32 <u>26</u>	Rear of 2-4 Clements Road	0.03	Clements wood	Retail	Housing	5	1	Consent granted	No change.
33 <u>27</u>	48 Cranbrook Road	0.09	Valentines	Retail	Housing	5	1	Consent granted	No change.
34 <u>28</u>	1-7 Hainault Street, Ilford	0.05	Clements wood	Retail	Housing	4	1	Consent granted	No change.
35 <u>29</u>	239 Ilford Lane, Ilford	0.01	Loxford	Retail	Housing	3	1	Consent granted	No change.
<u>30</u>	<u>187 – 191 High Road (Argos), Ilford</u>	<u>0.1</u>	<u>Clements wood</u>	<u>Retail</u>	<u>Housing/Retail</u>	<u>80</u>	<u>1</u>	<u>No current planning application or new permission.</u>	Site split from site 7. Factual update of indicative development

									capacity in line with developer discussions.
<u>3731</u>	<u>Land adjacent to Cranbrook Road, High Road and the railway, incorporating Station Road (Includes Bodgers)</u>	<u>0.8</u>	<u>Clements wood</u>	<u>Employment/ Retail/ Offices</u>	<u>Retail/Housing</u>	<u>232 259</u>	<u>1</u>	<u>No current planning application or new permission</u>	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing

									<p>capacity.</p> <p>Access road which forms part of the site will be retained constraining developable area.</p> <p>Factual update of phasing in line with developer discussions.</p>
Ilford Investment Area Investment & Growth Area 1 – Phase 2 (2021-2025)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2021-2025	Planning Status	

<u>632</u>	<u>Town Hall Car Park</u>	<u>0.78-0.70</u>	<u>Clements wood</u>	<u>Retail/ Car Park</u>	<u>Retail/ Housing/Employment New Public Square/ Theatre/Car Park</u>	<u>226-227</u>	<u>1 2</u>	<u>No current planning application or new permission</u>	<p>Factual change - site area reduced.</p> <p>Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.</p> <p>Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing</p>
------------	---------------------------	------------------	----------------------	-------------------------	--	----------------	------------	--	--

									capacity. Site considered unlikely to come forward in first phase of the plan period so moved to second phase.
<u>733</u>	<u>Land bounded by Clements Road, Chadwick Road and Postway Mews</u>	<u>0.77-0.66</u>	<u>Clements wood</u>	<u>Royal Mail sorting office/ Depot/ Retail/ Church/</u>	<u>Retail/Commercial/ Housing/Place of Worship/Employment</u>	<u>223-214</u>	<u>± 2</u>	<u>No current planning application or new permission</u>	Factual change - site area reduced, reduces developable area. Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.

									<p>Site specific findings of the Employment Land Review (LBR 2.33) and Retail Site Opportunity Assessment (LBR 2.35) inform inclusion of employment and retail floorspace constraining potential housing capacity.</p> <p>Community use (Church/Conference centre) for significant element of the site area reduces potential</p>
--	--	--	--	--	--	--	--	--	---

									housing capacity. Site considered unlikely to come forward in first phase of the plan period so moved to second phase.
<u>1434</u>	<u>51-71 Cranbrook Road, Ilford</u>	<u>0.35</u>	<u>Valentines</u>	<u>Commercial</u>	<u>Commercial/ Residential Retail/Housing</u>	<u>101 128</u>	<u>1 2</u>	<u>No current planning application or new permission</u>	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site moved to phase two as it is in multiple ownership and unlikely to come

									<p>forward in the first phase of the Plan as a whole.</p> <p>Need for replacement ground floor active frontages (given town centre location) constraining potential housing capacity.</p>
<u>1635</u>	<u>245-275 Cranbrook Road, Ilford</u>	<u>0.54</u>	<u>Valentines</u>	<u>Commercial/ Employment</u>	<u>Business Employment/ Housing</u>	<u>85 134</u>	<u>1 2</u>	<u>Consent granted</u>	<p>Highest housing density used (355 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.</p>

									<p>Site moved to phase two as it is in multiple ownership and unlikely to come forward in the first phase of the Plan as a whole.</p> <p>Site includes a Listed Building constraining potential housing capacity.</p> <p>Site includes education uses which are unlikely to be supported for redevelopment constraining housing capacity.</p>
--	--	--	--	--	--	--	--	--	---

									Site specific findings of the Employment Land Review (LBR 2.33) inform inclusion of employment floorspace constraining potential housing capacity.
<u>1836</u>	<u>73-85 Ilford Hill and 1-7 Cranbrook Road</u>	<u>0.26</u>	<u>Loxford</u>	<u>Commercial/Ilford Station</u>	<u>Commercial/new station</u> <u>Retail/Employment/Housing</u>	<u>75 95</u>	<u>± 2</u>	<u>No current planning application or new permission</u>	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site moved to phase two as it is in multiple

									<p>ownership and unlikely to come forward in the first phase of the Plan as a whole.</p> <p>Site specific findings of the Employment Land Review (LBR 2.33) inform inclusion of employment floorspace constraining potential housing capacity.</p>
<u>2737</u>	<u>Central Library Service Yard</u>	<u>0.05</u>	<u>Clements wood</u>	<u>Service Yard</u>	<u>Housing</u>	<u>1420</u>	<u>1 2</u>	<u>No current planning application or new permission</u>	<p>Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ,</p>

									<p>increases housing capacity.</p> <p>Site moved to phase two as it is in multiple ownership and unlikely to come forward in the first phase.</p>
3638	Redbridge Enterprise and Ilford Retail Park (<u>Phase 1</u>)	3.11.86	Clements wood	Retail/ Offices/ Residential Housing	Commercial/ Retail/ Housing/ <u>Employment/Education</u>	744198	2	No current planning application or new permission	<p>Factual change to site area, reduces potential developable site area.</p> <p>Highest housing density used (238 u/ha) for character and PTAL in accordance with the LP SRQ.</p> <p>Site moved to</p>

									<p>phase two and three as there is no current proposals for redevelopment of the site and is viewed as a longer term development site. See site 38 in phase three of Ilford IGA for total indicative capacity.</p> <p>Site specific findings of the Employment Land Review (LBR 2.33) and Retail Site Opportunity Assessment (LBR 2.35) inform inclusion of employment</p>
--	--	--	--	--	--	--	--	--	--

									and retail floorspace constraining potential housing capacity.
<u>37</u>	Land adjacent to Cranbrook Road, High Road and the railway, incorporating Station Road (Includes Bodgers)	0.8	Clements wood	Commercial/ Retail/ Offices	Retail/Commereial/ Housing	232259	21	No current planning application or new permission	Site moved to phase 1 – See site 31.
<u>3839</u>	Kenneth More Theatre, and 10-11 Janice Mews	0.78 <u>0.4</u>	Clements wood	Theatre, theatre store and warehouses	Retail Commercial/Housing/ Theatre <u>Leisure</u>	226146	2	No current planning application or new permission	Factual change as site area which reduces its size and developable area. Site specific findings of the Retail Site Opportunity

									<p>Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity.</p> <p>Access road which forms part of the site will be retained constraining developable area.</p>
3940	68-126 Ley Street & Opal Mews, Ilford (Phase 1)	0.76 <u>0.9</u>	Valentines	Retail/ Residential <u>Housing</u>	Commercial/ Employment/ Housing/ <u>Health</u>	220 <u>164</u>	2	No current planning application or new permission	<p>Factual change as site area which increases its size and developable area.</p> <p>Highest housing density used (405 u/ha) for</p>

									<p>character and PTAL in accordance with the LP SRQ, increases housing capacity. Note overall capacity increase of site over the two phases – see site 40 in Ilford IGA phase 3.</p> <p>Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity.</p>
--	--	--	--	--	--	--	--	--	---

									Clinical Commissioning Group identifies need for inclusion of health provision.
4041	Land to south of Winston Way roundabout	0.5	Clements wood	Vacant/Buffer Strip	Community/ Housing	120	2	No current planning application or new permission	Site has been removed as it is a designated open space.
41	Britannia Car Park, Clements Road/Albert Road	0.2	Clements wood	Car Park (Multi-storey)	Housing/ Car Park	5873	23	No current planning application or new permission	Site moved to phase 3 as it is an operational multi storey car park with long term development potential.
42	108 116 112-114 High Road, 18-20 Postway Mews, Ilford	0.2	Clements wood	Retail/ Offices	Retail/ Housing	5873	2	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases

									housing capacity. Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity.
43	Between Mansfield House & 2 Mansfield Road, Ilford	0.11	Valentines	Residential	Housing	3145	2	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.

44	7 Morland Road, Ilford IG1 4JU	0.1	Valentines	<u>Employment</u> Commercial/ Retail	Housing	2941	2	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
45	300 – 318 High Road, Ilford	0.27	Clements wood	Commercial <u>Employment</u>	Commercial/ Housing	7888	2	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
<u>46</u>	<u>177 – 185 High Road (JJB/Boots), Ilford</u>	<u>0.19</u>	<u>Clements wood</u>	<u>Retail</u>	<u>Retail/Housing</u>	<u>69</u>	<u>2</u>	<u>No current planning application or new permission</u>	New site split from site 7. Factual update of indicative development

									<p>capacity in line with developer discussions.</p> <p>Need for replacement ground floor active frontages (given town centre location) constraining potential housing capacity.</p>
<u>Ilford Investment Area Investment & Growth Area 1 – Phase 3 (2025-2030)</u>									
<u>Site No.</u>	<u>Address</u>	<u>Site size (ha)</u>	<u>Ward</u>	<u>Current Use</u>	<u>Proposed Use</u>	<u>Indicative Development Capacity</u>	<u>Phasing Period 2025-2030</u>	<u>Planning Status</u>	
<u>38</u>	<u>Redbridge Enterprise and Ilford Retail Park (Phase 2)</u>	<u>1.86</u>	<u>Clements wood</u>	<u>Retail/ Offices/ Housing</u>	<u>Employment/ Retail/ Housing/Education</u>	<u>200</u>	<u>13</u>	<u>No current planning application or new permission</u>	See site 38. In phase 2.

<u>40</u>	<u>68-126 Ley Street & Opal Mews, Ilford (Phase 2)</u>	<u>0.9</u>	<u>Valentines</u>	<u>Retail/ Housing</u>	<u>Employment/ Housing/Health</u>	<u>164</u>	<u>3</u>	<u>No current planning application or new permission</u>	See site 40 in phase 2.
<u>47</u>	Britannia Car Park, Clements Road/Albert Road	0.2	Clements wood	Car Park (Multi-storey)	Housing/ Car Park	58-73	23	No current planning application or new permission	See deleted site 41 in phase 2.
Crossrail Corridor Investment & Growth Area 2 – Phase 1 (2015-2020)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2015-2020	Planning Status	
46	Land in and around King George/Goodmayes Hospitals		Seven Kings/Newbury	Sports Ground	Subject to detailed Master planning- Hospital facilities/ Residential/ School/ Open Space/ Sports <u>Housing/Health/ Education/Open</u>	500	14	No current planning application or new permission	Moved to phase 2 based on going discussions with land owners and development partners.

					<u>Space.</u>				
<u>4748</u>	Seven Kings Car Park & Lorry Park, High Road, Seven Kings	0.62	Seven Kings	Car Park (partly vacant)	Retail/ Community/ Business/Leisure/Healthcare/ Housing Residential/ Education (Primary School)	185 <u>170</u>	1	No current planning application or new permission	In line with emerging planning brief. Clinical Commissioning Group identifies need for inclusion of health provision.
48	501 High Road, IG1 1TZ	0.29	Clements wood	Commercial	Housing	105	1	Consent Granted	Site has been incorporated in 51.
49	Charter House, 450 High Road, Ilford	0.36 <u>0.18</u>	Clements wood	Offices	Housing	96	1	Consent Granted	No change.
50	Newbury House, 890-900	0.1	Newbury	Office	Housing	60	1	Consent Granted	No change.

	Eastern Avenue								
51	<u>Recorder House</u> 531-549 High Road and <u>501 High Road, Ilford</u>	<u>0.521</u>	Clements wood	VACANT/ Newspaper Office/ Industry	Community/ Business/ Housing/ Health/ Employment <u>care</u>	<u>56175</u>	1	No current planning application or new permission	Inclusion of site area from deleted site 48 increase developable area. Highest housing density used (109 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site specific findings of the Employment Land Review (LBR 2.33) inform inclusion

									of employment floorspace constraining potential housing capacity. Clinical Commissioning Group identifies need for inclusion of health provision.
52	567-571 High Road	0.09	Goodmayes	Retail	Housing	36 <u>35</u>	1	Consent Granted	Factual update to indicative development capacity in line with planning application.
53	Shanon Centre, 14 Cameron Road, Seven Kings	0.08	Seven Kings	Leisure	Housing	32	1	Consent Granted	No change.
54	Former Lord Napier Pub, 521 Green Lane	0.09	Goodmayes	Public House	Housing	31	1	Consent Granted	No change.

55	463 High Road	0.1	Clements wood	Retail	Housing	26 <u>25</u>	1	Consent Granted	Factual update to indicative development capacity in line with planning application.
56	Chadwell Heath Service Station 1023 High Road, Chadwell Heath	0.08	Chadwell	Vacant (Former service station)	Housing	23	1	Consent Granted	No change.
57	25-31 Goodmayes Road	0.05	Seven Kings	Retail	Housing	16	1	Consent Granted	No change.
58	Seven Kings Methodist Church and Hall, Balmoral Gardens, Seven Kings	0.15	Goodmayes	Church and Church Hall	Community/ Housing	16 <u>21</u>	1	No current planning application or new permission	Highest housing density used (153 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. SRFA (LBR2.61.1

									-3) indicate approximately 100% of site is flood zone, decreasing potential housing capacity. Church building locally listed and to be retained reduces developable area.
59	58-64 Goodmayes Road, Goodmayes	0.07	Goodmayes	Commercial/ Public House	Retail/ Housing	11-13	1	Consent Granted	Factual update to indicative development capacity in line with planning application.
60	123 Francis Avenue, Ilford	0.05	Clementswood	Commercial <u>Employment</u>	Housing	95	1	Consent Granted	Factual update to indicative development capacity in line with planning

									application.
61	19 Eastwood Road, Seven Kings	0.06	Seven Kings	Housing	Housing	7	1	Consent Granted	No change.
62	Balfour House, 394-398 High Road Ilford	0.23	Clements wood	Offices	Housing	5	1	Consent Granted	No change.
63	45 Barley Lane, Seven Kings	0.06	Seven Kings	Housing	Housing	5	1	Consent Granted	No change.
64	514-518 High Road, Ilford	0.04	Goodmayes	Retail/ Warehouse/ Offices	Business/ Housing	5	1	No current planning application or new permission	No change

65	1145 (Alfa Romeo) High Road, Chadwell Heath	0.15	Chadwell	Car Showroom	Retail/ Housing/ Healthcare	2328	1	No current planning application or new permission	<p>Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.</p> <p>Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity.</p> <p>Clinical Commissioning Group identifies</p>
----	---	------	----------	--------------	-----------------------------	-----------------	---	---	--

									need for inclusion of health provision.
<u>66</u>	<u>Newbury Park Station Car Park – West</u>	<u>0.28</u>	<u>Aldborough</u>	<u>Car Park</u>	<u>Housing/Car Park</u>	<u>31</u>	<u>1</u>	<u>No current planning application or new permission</u>	Added in response to TFL rep (Ref: R01102/03)
Crossrail Corridor Investment & Growth Area 2 – Phase 2 (2021-2025)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2021-2025	Planning Status	
<u>4667</u>	<u>Land in and around King George/Goodmayes Hospitals</u>		<u>Seven Kings/Newbury</u>	<u>Sports Ground</u>	<u>Subject to detailed Master planning- Hospital facilities/ Residential/ School/ Open Space/</u>	<u>500</u>	<u>±2</u>	<u>No current planning application or new permission</u>	See: LBR 2.78 Concept Masterplans for Green Belt Release Sites. Moved to phase

					<u>Sports Housing/Health/ Education/Open Space.</u>				2 based on going discussions with land owners and development partners.
<u>6668</u>	The Ford Sports Grounds/ Seven Kings Park (Phase 1)	26.8	Newbury	Sports Ground	Subject to detailed Master planning- Hospital facilities/ Residential/ Community/ School)/ Open Space	851300	2	No current planning application or new permission	See: LBR 2.78 Concept Masterplans for Green Belt Release Sites. Spread across phase 2 and 3 to account for need to undertake a detailed masterplan of the site, reprovide sports pitches and facilities and include phased build out.

6769	822 (Tesco) High Road, Goodmayes	4.06	Seven Kings	Retail	Retail/ Housing/ Healthcare/ <u>Edu cation</u>	436 <u>449</u>	2	No current planning application or new permission	Highest housing density used (405 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity. As set out in the IDP (LBR 2.21) note need for
------	--	------	----------------	--------	---	---------------------------	---	--	--

									inclusion of education provision.
<u>6870</u>	645 – 861 High Road, Seven Kings	<u>2.721.61</u>	Seven Kings	Commercial/ Employment/ Residential	Commercial/ Employment/ Retail/Housing (infill development)	293268	2	No current planning application or new permission	Factual change as site area which increases its size and developable area. SRFA (LBR2.61.1 -3) indicate part of site is flood zone, decreasing potential housing capacity. Multiple ownership decreasing development probability. Need for replacement ground floor

									active frontages (given town centre location) reduces potential housing capacity.
<u>6971</u>	Chadwell Heath Retail Park, High Road, Chadwell Heath	1.5	Chadwell	Retail	Business/ Residential Housing/ Retail Education	162147	2	No current planning application or new permission	Highest housing density used (109 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Retention of an element of retail use given existing use decreasing potential housing capacity.

70 72	Goodmayes Retail Park, High Road, Goodmayes	2.74	Seven Kings	Retail	Retail/ Business/ Healthcare <u>Housing</u>	123 239	2	No current planning application or new permission	Highest housing density used (109 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity.
71	Chadwell Primary School, High Road,	0.62	Chadwell	Education— Chadwell Primary School	Education retained— expansion of	0	2	No current planning application or	Moved to appendix 2

	Chadwell Heath				education facilities			new permission	
<u>7273</u>	674-700 High Road, Seven Kings	1.06	Seven Kings	Commercial/ Restaurant	Employment/Retail/ Community/ Business/ Healthcare/ Residential/ Housing Education (Primary School)	114 <u>130</u>	2	No current planning application or new permission	Highest housing density used (153 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site specific findings of the Employment Land Review (LBR 2.33) and Retail Site Opportunity Assessment (LBR 2.35) inform inclusion of employment and retail

									floorspace constraining potential housing capacity.
<u>7374</u>	706 - 720 (Homebase) High Road, Seven Kings	1.04	Seven Kings	Retail	Retail/ Housing	112 <u>173</u>	2	No current planning application or new permission	Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. SRFA (LBR2.61.1 -3) indicate part of site is flood zone, constraining potential housing capacity. Site specific

									findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity.
7475	Metropolitan Police, 919 - 925 High Road, Chadwell Heath	0.91	Seven Kings	Office/ Industrial	Business/ Housing/ Healthcare/ Education (Primary School)/ Community/Em <u>ployment</u>	9889	2	No current planning application or new permission	Highest housing density used (109 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site specific findings of the Employment Land Review

									(LBR 2.33) inform inclusion of employment floorspace constraining potential housing capacity. Clinical Commissioning Group identifies need for inclusion of health provision.
7576	Land at Newbury Park Station, Eastern Avenue	0.73	Aldborough	Car Park	Housing	7872	2	No current planning application or new permission	Highest housing density used (109 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.

									Approximately 10% of site areas is SNIC constraining potential housing capacity.
7677	B&Q Store, Springfield Drive, Barkingside	0.59	Aldborough	Retail	Commercial/ Housing	6364	2	No current planning application or new permission	Rounding up indicative housing capacity
7778	4-12 Cameron Road and 625-643, High Road	0.43	Seven Kings	Commercial/ Employment/ Residential	Commercial/ Employment/ Housing (infill development)/ <u>R</u> <u>etail</u>	4680	2	No current planning application or new permission	Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. SRFA (LBR2.61.1-3) indicate part

									of site is flood zone, decreasing potential housing capacity. Need for replacement ground floor active frontages (given town centre location) constraining potential housing capacity.
<u>7879</u>	Car Park and Works, corner of Cedar Park Gardens and Wangey Road, Chadwell Heath	0.29	Chadwell	Car Park/ Industrial	Housing	<u>4532</u>	2	No current planning application or new permission	Highest housing density used (109 u/ha) for character and PTAL in accordance with the LP SRQ decreasing potential housing

									capacity.
7980	Dunelm Nursing Home and Grovelands Day Centre, Grove Road, Chadwell Heath	0.69	Chadwell	Community	Housing	3763	2	No current planning application or new permission	Highest housing density used (91 u/ha) for character and PTAL increases potential housing capacity.
8081	530-560 High Road, Ilford	0.3	Goodmayes	Industrial	Business/ Housing/ Healthcare	3233	2	No current planning application or new permission	Rounding up indicative housing capacity. Clinical Commissioning Group identifies need for inclusion of health provision.
8182	573-603 High Road, Ilford	0.3	Goodmayes	Industrial (Car related)	Business/ Housing/ Healthcare	3233	2	No current planning application or new permission	Rounding up indicative housing capacity.

8283	Telephone Exchange, Corner of Kingswood Road and High Road, Goodmayes	0.14	Seven Kings	Offices/ Nursery	Business/ Housing/ Healthcare	2217	2	No current planning application or new permission	Highest housing density used (123 u/ha) for character and PTAL increases potential housing capacity. Clinical Commissioning Group identifies need for inclusion of health provision reducing potential housing capacity.
8384	55 - 61 Goodmayes Road, Goodmayes	0.13	Goodmayes	Retail/ Residential <u>Housing</u>	Retail/ Housing	2024	2	No current planning application or new permission	Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ,

									<p>increases housing capacity.</p> <p>Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity.</p>
8485	16 -32B Cameron Road and 625-643, High Road	0.170.21	Seven Kings	Commercial/ Employment/ Residential	Commercial/ Employment/ Housing (infill development)/ <u>R</u> <u>etail</u>	1829	2	No current planning application or new permission	<p>Factual change to site area increases developable area.</p> <p>Highest housing density used (153 u/ha) for character and</p>

									<p>PTAL in accordance with the LP SRQ, increases housing capacity.</p> <p>SRFA (LBR2.61.1-3) indicate part of site is flood zone, decreasing potential housing capacity.</p> <p>Need for replacement ground floor active frontages (given town centre location) reduces potential housing capacity.</p>
--	--	--	--	--	--	--	--	--	---

85 <u>86</u>	1171 (Kia) High Road, Chadwell Heath	0.12	Chadwell	Car Showroom	Retail/ Housing	18 <u>22</u>	2	No current planning application or new permission	Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity.
86 <u>87</u>	Car Park adj. To Chadwell Heath Stn, Chadwell	0.31	Goodmayes	Car Park	Housing	17 <u>34</u>	2	No current planning application or	Highest housing density used (109 u/ha) for

	Heath							new permission	character and PTAL in accordance with the LP SRQ, increases housing capacity.
8788	Car Park junction of Wangey Road/Cedar Gardens, Chadwell Heath	0.1	Chadwell	Car Park/ Industrial	Housing	15 <u>12</u>	2	No current planning application or new permission	Highest housing density used (123 u/ha) for character and PTAL in accordance with the LP SRQ.
8889	Ilford County Court, High Road, Ilford	0.14	Clements wood	County Court	Community/ Housing/ Education/ Business	15	2	No current planning application or new permission	No change
89	Seven Kings Health Centre, 1 Salisbury Road, Seven Kings	0.13	Goodmayes	Health Centre	Healthcare/ Community/ Housing	14	2	No current planning application or new permission	Site moved to appendix 2.
9090	Car Park rear of 39 Goodmayes Road, Goodmayes	0.08	Goodmayes	Car Park	Housing	12 <u>10</u>	2	No current planning application or new permission	Highest housing density used (109 u/ha) for character and

									PTAL in accordance with the LP SRQ, decreasing housing capacity.
91 <u>91</u>	Hinds Head PH, 2A Burnside Road and 76-80 Valance Avenue, Chadwell Heath	0.11	Goodmayes	VACANT (Public House)/ Retail	Housing/ <u>Community</u>	11 <u>12</u>	2	Consent Granted	Factual update to indicative development capacity in line with planning application.
92 <u>92</u>	Corner of Wangey Road and Station Road, Chadwell Heath	0.08	Chadwell	Offices	Retail/ Community /Housing	8	2	Consent Granted	No change.
93 <u>93</u>	395-405 High Road, Ilford	0.07	Clements wood	Builders Yard	Housing	7 <u>8</u>	2	No current planning application or new permission	Highest housing density used (109 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing

									capacity.
<u>9494</u>	617-631 Eastern Avenue (Junction Yoxley Drive)	0.05	Aldborough	Commercial/ <u>Employment</u>	Housing	5	2	No current planning application or new permission	No change.
<u>9595</u>	8a Cedar Park Gardens, Chadwell Heath	0.03	Chadwell	Housing/Residential/ <u>Industrial</u>	Housing	<u>46</u>	2	No current planning application or new permission	Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
<u>9696</u>	Suffolk Court, Newbury Park	1.4	Newbury	Residential <u>Housing</u>	Housing	15	2	No current planning application or new permission	No change.
<u>97</u>	<u>Area of Open Land at Billet Road and Surrounding Area (Phase 1)</u>	<u>21.6</u>	<u>Aldborough</u>	<u>Green Belt</u>	<u>Housing/Sport/Leisure Recreation</u>	<u>400</u>	<u>2</u>	<u>No current planning application or new permission</u>	See: LBR 2.78 Concept Masterplans for Green Belt Release Sites.

									Phasing spread over phases 2 and 3 based on going discussions with land owners and development partners.
98	<u>Access Road adjacent to western Newbury Park Station</u>	<u>1.4</u>	<u>Aldborough</u>	<u>Access Road</u>	<u>Housing</u>	<u>31</u>	<u>2</u>	<u>No current planning application or new permission</u>	Added in response to TfL rep (Ref: R01102/03)
Crossrail Corridor Investment & Growth Area 3 – Phase 3 (2026-2030)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2026-62030	Planning Status	
97	Redbridge College, Little Heath, Goodmayes	5.84	Chadwell	Education— College	Education/Housing	60	3	Consent Granted	Site now has planning permission for a school.

98	Redbridge Recycling Centre, rear of 407-409 High Road, Ilford	0.28	Clements wood	Waste Recycling	Housing	30	3	No current planning application or new permission	Site retained as a waste management site.
97	<u>Area of Open Land at Billet Road and Surrounding Area, (Phase 2)</u>	<u>21.6</u>	<u>Aldborough</u>	<u>Green Belt</u>	<u>Housing/Sport/Leisure Recreation</u>	<u>-400</u>	<u>3</u>	<u>No current planning application or new permission</u>	See: LBR 2.78 Concept Masterplans for Green Belt Release Sites. Phasing spread over phases 2 and 3 based on going discussions with land owners and development partners.

68	<u>The Ford Sports Grounds/Seven Kings Park (Phase 2)</u>	26.8	Newbury	Sports Ground	<u>Hospital facilities/ Residential/ Community/ School/ Open Space</u>	551	3	<u>No current planning application or new permission.</u>	See: LBR 2.78 Concept Masterplans for Green Belt Release Sites. See site 68 in phase 2.
Gants Hill Investment & Growth Area 3 – Phase 1 (2015-2020)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2015-2020	Planning Status	
10099	Car Showroom, Eastern Avenue, Gants Hill	0.27	Cranbrook	Car Showroom	Commercial/ Ho using/ <u>Retail</u>	105	1	Consent Granted	No change.

10110 0	Arodene House, 41-55 Perth Road, Gants Hill	0.16	Cranbrook	Offices/ Retail	Housing/ <u>Employment</u>	5057	1	Consent Granted	Factual update to indicative development capacity in line with planning application.
10210 1	395-397 Eastern Avenue, Gants Hill	0.04	Barkingsid e	Office	Housing	25	1	Consent Granted	No change.
Gants Hill Investment & Growth Area-3 – Phase 2 (2021-2025)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2021-2025	Planning Status	
10310 2	Woodford Avenue/Eastern Avenue Corner, Gants Hill	0.53	Barkingsid e	<u>Employment/Com mercial/ Retail</u>	<u>Retail/Mixed Commercial/Ho using</u>	83112	2	No current planning application or new permission	Highest housing density used (234 u/ha) for character and PTAL in accordance with the LP SRQ,

									<p>increases housing capacity.</p> <p>Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion retail floorspace constraining potential housing capacity.</p>
<p>10410 <u>3</u></p>	<p>Eastern Avenue Storage Buildings, Eastern Avenue, Gants Hill</p>	<p>0.41</p>	<p>Cranbrook</p>	<p>Warehouse</p>	<p>Commercial/Housing/Retail/Employment</p>	<p>64-77</p>	<p>2</p>	<p>No current planning application or new permission</p>	<p>Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing</p>

									capacity. Site specific findings of the Employment Land Review (LBR 2.33) and Retail Site Opportunity Assessment (LBR 2.35) inform inclusion of employment and retail floorspace constraining potential housing capacity.
10510 4	Woodford Avenue/Cranbrook Road North, Gants Hill	0.34	Barkingside	Commercial/ Retail	Commercial/ Retail /Housing	5372	2	No current planning application or new permission	Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ,

									<p>increases housing capacity.</p> <p>Need for replacement ground floor active frontages (given town centre location) constraining potential housing capacity.</p>
<p>10610 <u>5</u></p>	<p>Wentworth House, Eastern Avenue, Gants Hill</p>	<p>0.3</p>	<p>Cranbrook</p>	<p>Offices</p>	<p>G/F Commercial/Housing/ <u>Employment</u></p>	<p>3256</p>	<p>2</p>	<p>No current planning application or new permission</p>	<p>Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.</p> <p>Site specific</p>

									findings of the Employment Land Review (LBR 2.33) and Retail Site Opportunity Assessment (LBR 2.35) inform inclusion of employment and retail floorspace constraining potential housing capacity.
10710 <u>6</u>	Commercial House, Eastern Avenue, Gants Hill	0.17	Cranbrook	Commercial/ Offices	Commercial/ Housing/ <u>Employment/Retail</u>	2636	2	No current planning application or new permission	Highest housing density used (234 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing

									capacity. Site specific findings of the Employment Land Review (LBR 2.33) and Retail Site Opportunity Assessment (LBR 2.35) inform inclusion of employment and retail floorspace constraining potential housing capacity.
10810 <u>7</u>	Montrose House, Eastern Avenue, Gants Hill	0.16	Cranbrook	Commercial/ Offices	Commercial/ Ho using <u>Employment/Retail</u>	2534	2	No current planning application or new permission	Highest housing density used (234 u/ha) for character and PTAL in accordance with the LP SRQ,

									<p>increases housing capacity.</p> <p>Site specific findings of the Employment Land Review (LBR 2.33) and Retail Site Opportunity Assessment (LBR 2.35) inform inclusion of employment and retail floorspace constraining potential housing capacity.</p>
<p>South Woodford Investment & Growth Area 4 – Phase 1 (2015-2020)</p>									

Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2015-2020	Planning Status	
109 108	KGM House, 14 Eastwood Close, South Woodford	0.1	Church End	Office	Commercial/Housing	15 12	1	Consent Granted	Factual update to indicative development capacity in line with planning application.
110 9	29 Glebelands Avenue, South Woodford	0.08	Church End	Housing	Housing	8	1	Consent Granted	No change.
111 0	27 Glebelands Avenue, South Woodford	0.05	Church End	Housing	Housing	7	1	Consent Granted	No change.
112 1	Rear of 127 High Road, South Woodford	0.08	Church End	Retail	Housing	7	1	Consent Granted	No change.

113 <u>11</u> <u>2</u>	5 Bedford Road, Church End	0.07	Church End	Housing	Housing	7	1	Consent Granted	No change.
114 <u>11</u> <u>3</u>	Eaton Court, High Road South Woodford	0.06	Church End	Housing	Housing	6	1	Consent Granted	No change.
115 <u>11</u> <u>4</u>	43-45 George Lane, South Woodford	0.04	Roding	Retail	Housing	5	1	Consent Granted	No change.

<p>12011 <u>5</u></p>	<p>31 Marlborough Road and South Woodford Station Car Park</p>	<p>0.410.78</p>	<p>Church End</p>	<p>Builders Yard/ Retail/ Commercial</p>	<p>Commercial/ Residential<u>Housing/Sui Generis(Builders Merchant)/Employment</u></p>	<p>64<u>130</u></p>	<p>21</p>	<p>No current planning application or new permission</p>	<p>Factual update to site area.</p> <p>Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.</p> <p>Retention of sui generis use in response to rep (Ref: R01081) and movement into phase 1 in response to reps (Ref: R01081 and R01102).</p>
--------------------------------------	--	----------------------------	-------------------	--	---	--------------------------------	----------------------	--	---

South Woodford Investment & Growth Area 4 – Phase 2 (2021-2025)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2021-2025	Planning Status	
116	120 Chigwell Road, South Woodford	1.4 40.9	Roding	Vacant (Industrial)	Housing Residential/Community/Open Space Housing Residential/Community/Open Space	15 182	2	No current planning application or new permission	Factual update to amend site area, reduces potential developable area.
117	Station Estate, off George Lane, South Woodford	0.76	Church End	Industrial/ Employment	Commercial/Residential Housing/Employment/Retail Commercial/Residential Housing/Employment/Retail	120	2	No current planning application or new permission	No change
118	Raven Road Industrial Estate, South Woodford	2.8	Roding	Business/Commercial	Business/Commercial and Residential if part of comprehensive redevelopment of site Business/Commercial and Residential if part of comprehensive redevelopment of site	84	2	No current planning application or new permission	Site removed and protected for Local Business Area (See LP14 see LP14 and Site specific findings of the Employment Land Review

									(LBR 2.33).
119	Tesco Store, Southend Road, Woodford Green	1.58	Clayhall	Commercial <u>Retail</u>	Commercial/ Residential <u>Housing/Retail</u>	71	2	No current planning application or new permission	No change
120	31 Marlborough Road and South Woodford Station Car Park	0.410.78	Church End	Builders Yard/ Retail/ Commercial	Commercial/ Residential	64130	21	No current planning application or new permission	Site moved to phase 1 in response to Added in response to TfL rep (Ref: R01102/03).
121	Southend Road Industrial Estate, Woodford Green	11.66	Clayhall	Business/ Commercial	Business/ Commercial retained and enhanced	55	2	No current planning application or new permission	Removed as it is proposed to be protected as Strategic Industrial Land (See LP14 and Site specific findings of the Employment

									Land Review (LBR 2.33).
122	Car Park adjacent to 24 Primrose Road, South Woodford	0.2	Roding	Car Park	Car Park/Leisure	0	2	No current planning application or new permission	Site moved to appendix 2.
South Woodford Investment & Growth Area— Phase 3 (2026-2030)									

Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2015-2020	Planning Status	
<u>120</u>	<u>Southend Road and Maybank Road</u>	<u>0.4</u>	<u>Roding</u>	<u>Employment</u>	<u>Housing/Employment</u>	<u>33</u>	<u>3</u>	<u>No current planning application or new permission</u>	New site included in response to Site specific findings of the Employment Land Review (LBR 2.33).
Barkingside Investment & Growth Area 5 – Phase 1 (2015-2020)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2015-2020	Planning Status	

123 <u>123</u> <u>1</u>	New Mossford Site, Part of Barnardos Village	1.86	Aldborough	Vacant	Housing	212	1	Consent Granted	No change.
124 <u>124</u> <u>2</u>	2 Mossford Green Barkingside	0.02	Fullwell	Housing	Housing	93	1	Consent Granted	Factual update to indicative development capacity in line with planning application.
125 <u>125</u> <u>3</u>	61-63 High Street, Barkingside	0.04	Fullwell	Retail/ Commercial	Housing	7	1	Consent Granted	No change.
126 <u>126</u> <u>4</u>	Public Conveniences Horns Road	0.02	Aldborough	Public Conveniences	Housing	6	1	Consent Granted	No change.
127 <u>127</u> <u>5</u>	Rear of 561-567 Longbridge Road	0.04	Mayfield	Housing	Housing	62	1	Consent Granted	Factual update to indicative development capacity in line with planning application.

<u>126</u>	<u>Station Approach/Carlton Drive, Barkingside</u>	<u>0.75</u>	<u>Aldborough</u>	<u>Builders Yard</u>	<u>Housing/Car Park</u>	<u>65</u>	<u>1</u>	<u>No current planning application or new permission</u>	Site moved to phase 1 in response to Tfl rep (Ref: R01102).
<u>127</u>	<u>Fairlop Station Car Park</u>	<u>0.1</u>	<u>Fairlop</u>	<u>Car Park</u>	<u>Housing/Car Park</u>	<u>15</u>	<u>1</u>	<u>No current planning application or new permission</u>	Added in response to Tfl rep (Ref: R01102/03).
Barkingside Investment & Growth Area 5 – Phase 2 (2021-2025)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2021-2025	Planning Status	
128	Coral Bingo Club, 2a Fairlop Road, Barkingside	0.35	Fullwell	Bingo Club	Commercial/Community/Residential Housing/Retail	<u>5566</u>	2	No current planning application or new permission	Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases

									housing capacity. Inclusion of retail floorspace reducing potential housing capacity as site is located within the town centre and in close proximity to areas with highest housing growth within the IGA.
129	Fullwell Cross Health Centre, Fencepiece Road, Barkingside	0.34	Fairlop	Health Centre	Health Centre/ Community/ Residential <u>Housing</u>	53 <u>57</u>	2	No current planning application or new permission	Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing

									capacity. Clinical Commissioning Group identifies need for inclusion of health provision.
130	Queen Victoria House, Cranbrook Road, Barkingside	0.35	Aldborough	Offices	Community/ Residential Housing	37 <u>24</u>	2	No current planning application or new permission	25% of the site is designated as open space reduces developable area and existing building is locally listed.
131	366-380 Horns Road, Barkingside	0.07	Aldborough	Garage/ Residential	Housing	34	2	No current planning application or new permission	Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.

132	Fullwell Cross Swimming Pool, High Street, Barkingside	0.7	Fairlop	Swimming Pool/ Leisure Centre	Swimming Pool/ Leisure Centre – enhanced facilities and public realm improvements	0	2	No current planning application or new permission	Moved to appendix 2
133 132	Craven Gardens Car Park, Craven Gardens, Barkingside	0.35	Fairlop	Car Park	Car Park/ Retail/ Healthcare/ Housing	55 566	2	No current planning application or new permission	Highest housing density used (208 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Inclusion of retail floorspace reducing potential housing capacity as site is located within the town centre and in close proximity

									to areas with highest housing growth within the IGA.
Barkingside Investment & Growth Area 5 – Phase 3 (2026-2025)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2026-2030	Planning Status	
134	Station Approach/Carlton Drive, Barkingside	0.75	Aldborough	Builders Yard	Housing	4165	31	No current planning application or new permission	Moved to phase 1 (See site 134 in phase 1)

135 13	Oakfield, Forest Road, Barkingside	24.6	Fairlop	Public Open Space/ Sport/ Redbridge Sports Centre	Housing/Education/Health/Sports/Open Space Public Open Space/ Sport/ Residential Education (Primary/ Secondary School)/ Healthcare Facilities	614	3	No current planning application or new permission	No change.
Rest of the borough Phase 1 (2015-2020)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2015-2020	Planning Status	
136 4	Car park at Medway Close, Ilford	0.24	Loxford	Car Park	Housing	13 16	1	Consent Granted	Factual update to indicative development capacity in line with planning application.

137 <u>138</u> 5	300-302 Ilford Lane, Ilford	0.03	Loxford	Commercial Employment	Commercial /Housing/ Employment	7	1	Consent Granted	No change.
138 <u>139</u> 6	407 Ilford Lane	0.01	Loxford	Retail	Housing	4	1	No current planning application or new permission	No change.
139 <u>140</u> 7	Newton Industrial Estate, Eastern Avenue	1.1 <u>0.4</u>	Chadwell	Industrial	Housing/ Education	50 <u>16</u>	1	No current planning application or new permission	Site area should be 0.4 as part of the site has been removed to be protected as Local Business Area Removed (See LP14 and Site specific findings of the Employment Land Review (LBR 2.33)).
140 <u>141</u> 8	107-111 Netley Road, Aldborough	0.12	Aldborough	Housing	Housing	9 <u>14</u>	1	Consent Granted	No change.

141 <u>139</u>	Car Park, Daffodil Gardens, Ilford	0.08	Loxford	Car Park	Housing	9	1	No current planning application or new permission	No change.
142	83-85 Highbury Gardens and 267 Green Lane	0.08	Goodmay es	Housing	Housing	9	1	Consent Granted	Site removed as it is located in area of flood risk. Various recent planning applications refused including on flood risk grounds.
143 <u>140</u>	127-129 Stanley Road	0.05	Clements wood	Housing	Housing	9	1	Consent Granted	No change.
144	64 Seven Kings Road, Seven Kings	0.04	Goodmay es	Housing	Housing	8	1	Consent Granted	Site removed as it is located in area of flood risk. Various recent planning applications refused including on flood risk grounds.

145 <u>14</u> <u>1</u>	6-10 Tring Close, Newbury	0.05	Aldborough	Housing	Residential Housing	7	1	Consent Granted	No change.
146 <u>14</u> <u>2</u>	47 Park Road, Ilford	0.04	Clementswood	Housing	Housing	6	1	Consent Granted	No change.
147 <u>14</u> <u>3</u>	Land adjacent to 2 Eynsford Road, Seven Kings	0,07	Goodmayes	Housing	Housing	6	1	Consent Granted	No change.
148 <u>14</u> <u>4</u>	Land adjacent. to 24-26 Fields Park Crescent, Chadwell Heath	0.04	Chadwell	Housing	Housing	6	1	Consent Granted	No change.
149 <u>14</u> <u>5</u>	480-482 Ley St, 22-30 Lynn Road, Ilford	0.45	Newbury	Commercial (Retail/ Industrial/ Workshops)	Housing	48	1	Consent Granted	No change.
150 <u>14</u> <u>6</u>	Ley Street House, 497-499 Ley Street, Ilford	0.47	Newbury	Offices	Housing	50 <u>104</u>	1	No current planning application or new permission	Highest housing density used (91 u/ha) for character and PTAL in accordance with the LP SRQ, increases

									housing capacity.
151 <u>147</u>	Corner of Beehive Lane/Woodford Avenue, adj. 8 Spurway Parade	0.05	Barkingside	Dry Cleaners	Housing	9	1	Consent Granted	No change.
152 <u>148</u>	Holy Trinity Church, Hermon Hill, South Woodford	0.21	Roding	Church Hall	Community/ Housing	119	1	Consent Granted	Factual update in line with planning application
153 <u>149</u>	Land r/o 3, 5 and 7 Westview Drive,	0.19	Roding	Housing	Housing	9	1	Consent Granted	No change.
154 <u>150</u>	Woodford Green Post Office, Johnston Road	0.09	Monkhams	Post Office	Housing	9	1	Consent Granted	No change.
155 <u>151</u>	76-76A Gordon Road, South Woodford	0.09	Roding	Housing	Housing	4	1	Consent Granted	No change.

156 <u>15</u> 2	Repton Court, Claire House and Fullwell Avenue	1.79	Fullwell	Residential <u>Housing</u>	Housing	149	1	Consent Granted	No change.
157 <u>15</u> 3	723-733 Cranbrook Road	0.08	Barkingsid e	Housing	Housing	14	1	Consent Granted	No change.
158 <u>15</u> 4	Garage Block 8- 10 Wannock Gardens, Hainault, Ilford	0.16	Fairlop	Garage	Housing	8 <u>2</u>	1	Consent Granted	Factual update to indicative development capacity in line with planning application.
159 <u>15</u> 5	134 Horns Road, Barkingside	0.12	Aldboroug h	Pub	Housing	6	1	Consent Granted	No change.
160 <u>15</u> 6	Land at Five Oaks Lane, Chigwell	21.98	Hainault	Housing/ Open Space/ Derelict Land	Housing	425	1	Consent Granted	No change.
161 <u>15</u> 7	Kelvin Hughes, New North Road, Hainault	2.23	Fairlop	Industrial	Business/ <u>Employment/Ho</u> using	182	1	Consent Granted	No change.

162 <u>15</u> <u>8</u>	Covered Reservoir, New North Road, Hainault		Hainault	Reservoir (Covered)	Housing	99	1	Consent Granted	No change.
163 <u>15</u> <u>9</u>	Marlyon Road Residential Estate, Hainault, Ilford, IG6 3XN.	1.065	Hainault	Residential	Housing	55 <u>60</u>	1	No current planning application or new permission	Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
164 <u>16</u> <u>0</u>	Garage at top of Hillside Avenue,	0.05	Bridge	Garage	Housing	9	1	Consent Granted	No change.
165 <u>16</u> <u>1</u>	113-115 Manford Way	12	Hainault	Offices	Housing	9	1	Consent Granted	No change.

166 <u>16</u> 2	The Horse and Well Public House, 566-568 High Road	0.11	Monkham s	Pub	Housing/ <u>Comm</u> <u>unity</u>	8	1	Consent Granted	No change.
167 <u>16</u> 3	Land adj. 1 Elm Close Wanstead	0.06	Wanstead	Vacant	Housing	8	1	Consent Granted	No change.
168 <u>16</u> 4	Land adjacent to 1 Seagry Road, Wanstead	0.08	Wanstead	Housing	Housing	6	1	Consent Granted	No change.
169 <u>16</u> 5	17 Aldersbrook Road Wanstead	0.06	Wanstead	Housing	Housing	5	1	Consent Granted	No change.
170 <u>16</u> 6	1-5 Station Approach, Wanstead	0.02	Snaresbro ok	Offices	Housing	5	1	Consent Granted	No change.
171 <u>16</u> 7	663 Chigwell Road, Woodford Bridge	0.05	Bridge	Commercial	Residential <u>Housing</u>	5	1	No current planning application or new permission	No change.

17216 <u>8</u>	191 Whitehall Road and Communal Gardens, Woodford Green	0.07	Monkham s	Housing/ Open Space	Housing	5	1	Consent Granted	No change.
17316 <u>9</u>	R/o The White Hart Public House, Chigwell Road, Woodford Bridge	0.07	Bridge	Car Park	Housing	4	1	Consent Granted	No change.
17417 <u>0</u>	Wanstead Police Station, Spratt Hall Road, Wanstead	0.1	Snaresbro ok	Office	Housing	4	1	Consent Granted	No change.
17517 <u>1</u>	Rear of 591 New North Road	0.07	Hainault	Housing	Housing	4	1	Consent Granted	No change.
17617 <u>2</u>	61-63 & rear of 59-91 Wanstead Park Road, IG1 3TQ	0.59	Valentines	Storage/ Residential	Housing	37	1	Consent granted for 37 units	No change.

<u>173</u>	<u>Hainault Station Car Park</u>	<u>0.28</u>	<u>Fairlop</u>	<u>Car Park</u>	<u>Housing/Car Park</u>	<u>33</u>	<u>1</u>	<u>No current planning application or new permission</u>	Added in response to Tfl rep (Ref: R01102/03).
<u>174</u>	<u>Land adjacent to Hainault Station</u>	<u>0.59</u>	<u>Fairlop</u>	<u>Vacant</u>	<u>Housing</u>	<u>18</u>	<u>1</u>	<u>No current planning application or new permission</u>	Added in response to Tfl rep (Ref: R01102/03).
<u>175</u>	<u>Wanstead Station Car Park</u>	<u>0.07</u>	<u>Wanstead</u>	<u>Car Park</u>	<u>Housing/Car Park</u>	<u>18</u>	<u>1</u>	<u>No current planning application or new permission</u>	Added in response to Tfl rep (Ref: R01102/03).
<u>176</u>	<u>Snaresbrook Station Car Park</u>	<u>0.36</u>	<u>Snaresbrook</u>	<u>Car Park</u>	<u>Housing/Car Park</u>	<u>44</u>	<u>1</u>	<u>No current planning application or new permission</u>	Added in response to Tfl rep (Ref: R01102/03).
Rest of the borough Phase 2 (2021-2025)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2021-2025	Planning Status	

177 177	Land r/o 41-57 Wanstead Park Road, Ilford	0.31	Valentines	Garages/Vacant	Housing	17	2	No current planning application or new permission	No change.
188 188	Ley Street Council Depot	2.56	Newbury	Depot/ <u>Employment</u>	Housing	275 279	2	No current planning application or new permission	Highest housing density used (109 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
189 189	Chase Lane/Perkins Road, Newbury Park	3.95 4.5	Aldborough	Commercial <u>Employment</u>	Commercial Housing/ <u>Retail</u>	217 193	2	No current planning application or new permission	Factual update to site area reduces developable area and indicative housing capacity.
180	Polygram Building, Unit 1 Clyde Works, Chadwell Heath	0.43	Chadwell	Industrial	Residential <u>Housing</u>	2015	2	No current planning application or new permission	Highest housing density used (56 u/ha) for character and

	Lane, Chadwell Heath								<p>PTAL in accordance with the LP SRQ, increases housing capacity.</p> <p>Site specific findings of the Employment Land Review (LBR 2.33) inform inclusion of employment floorspace constraining potential housing capacity.</p>
181	225-227 Green Lane, Ilford	0.17	Clements wood	Commercial/ Warehouse	Residential <u>Housing</u>	1814	2	No current planning application or new permission	Site is located in flood risk zone 3A constraining potential housing capacity.

182	330- 332 Eastern Avenue, Ilford	0.13	Cranbrook	Car Showroom	Residential Housing	14	2	No current planning application or new permission	No change.
183	1-3 Pelham Road, Ilford	0.03	Clements wood	Vacant	Housing	12	2	No current planning application or new permission	Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
184	Community Care Advice Centre, Aldborough Road North, Newbury Park	0.39	Aldborough	Community	Community enhanced facilities	0	2	No current planning application or new permission	Site moved to appendix 2.
185 <u>184</u>	73-77 Grove Road &15-25 Carnarvon Road, South Woodford	0.23	Church End	Garages/ Industrial	Housing	119	2	No current planning application or new permission	Highest housing density used (40 u/ha) for character and PTAL in accordance with

									the LP SRQ, decreasing housing capacity.
186 <u>185</u>	38 Grove Hill, South Woodford	0.09	Church End	Hotel/ Residential <u>Housing</u>	Housing	45 <u>45</u>	2	No current planning application or new permission	Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
187 <u>186</u>	52 Tavistock Road, South Woodford	0.08	Church End	Residential <u>Housing</u>	Housing	3	2	No current planning application or new permission	No change.
188 <u>187</u>	250-260 Fencepiece Road	0.54 <u>0.32</u>	Fairlop	Car Showroom	Residential <u>Housing</u>	29 <u>29</u>	2	No current planning application or new permission	Factual update to site area reduces developable area.

									Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, decreasing housing capacity.
189	Kenwood Gardens Clinic, Kenwood Gardens, Barkingside	0.27	Barkingside	Health Centre	Health Centre/Community/Housing	14	2	No current planning application or new permission	Site moved to appendix 2.
190 <u>188</u>	Land r/o 73-83 Little Gearies, Gants Hill	0.17	Barkingside	Residential	Housing	<u>910</u>	2	No current planning application or new permission	Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.

<u>19118</u> <u>9</u>	Heathcote Clinic, Heathcote Avenue, Clayhall	0.1	Fullwell	Health Centre	Health Centre/ Community/ Housing	4	2	No current planning application or new permission	No change.
<u>19219</u> <u>0</u>	Works at Maybank Road & Chigwell Road, Woodford	1	Roding	Commercial/ Employment	Housing/ <u>Employment</u>	10882	2	No current planning application or new permission	Highest housing density used (91 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Approximately 60% of site is located in flood zone 3A constraining potential housing capacity.

									Site specific findings of the Employment Land Review (LBR 2.33 inform inclusion of employment floorspace constraining potential housing capacity.
19319 <u>1</u>	410-418 Ilford Lane, Ilford	0.84 <u>0.08</u>	Loxford	Industrial	Housing	90 <u>7</u>	2	No current planning application or new permission	Factual change to the site area significantly reduces developable areas.
19419 <u>2</u>	Redbridge Station, Eastern Avenue, Redbridge	0.75	Clayhall	Car Park	Commercial/ Residential <u>Housing</u>	81 <u>92</u>	2	No current planning application or new permission	Highest housing density used (123 u/ha) for character and PTAL in accordance with the LP SRQ, increases

									housing capacity.
19519 <u>3</u>	Capital Gate, 320 New North Road	1.1	Fairlop	Residential	Housing	6070	2	No current planning application or new permission	Highest housing density used (64 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
19619 <u>4</u>	Charteris Road Car Park & Woodford Station Car Park, Woodford	0.34	Monkham s	Car Park	Housing/ Car Park/ <u>Retail</u>	3647	2	No current planning application or new permission	Highest housing density used (64 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.

									Site specific findings of the Retail Site Opportunity Assessment (LBR 2.35) inform inclusion of retail floorspace constraining potential housing capacity.
19719 <u>5</u>	330-348 Uphall Road, Ilford	0.44	Loxford	Industrial	Housing	2436	2	No current planning application or new permission	Highest housing density used (91 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity. Site specific findings of the

									Employment Land Review (LBR 2.33) inform inclusion of employment floorspace constraining potential housing capacity.
19819 <u>6</u>	Hills of Woodford, 536-564 High Road, Woodford Green	0.36	Monkham s	Car Showroom	Housing	20	2	No current planning application or new permission	No change.
19919 <u>7</u>	Alfred's Head PH, Manford Way, Hainault	0.32	Hainault	Public House	Retail/ Community/ Housing	1718	2	No current planning application or new permission	Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.

20019 <u>8</u>	Land between 135-137 Brocket Way, Hainault	0.37	Hainault	Public Open Space	Residential/ Open Space	4715	2	No current planning application or new permission	Highest housing density used (40 u/ha) for character and PTAL in accordance with the LP SRQ, decreasing housing capacity.
20119 <u>9</u>	Wanstead Hospital, Makepeace Road, Wanstead	1.21	Snaresbro ok	Health Centre	Health Centre/ Community/ Housing	1570	2	No current planning application or new permission	Indicative capacity increased in response to rep (RO1217/11)
20220 <u>0</u>	Woodford Library, Snakes Lane, Woodford Green	0.21	Monkham s	Library	Library Communi ty/ Housing	1113	2	No current planning application or new permission	Highest housing density used (64 u/ha) for character and PTAL in accordance with the LP SRQ, increases

									housing capacity.
203 <u>20</u> <u>1</u>	Land Rear of 19 Aldersbrook Road, Wanstead	0.15	Wanstead	Vacant	Housing	7 <u>6</u>	2	No current planning application or new permission	Highest housing density used (40 u/ha) for character and PTAL in accordance with the LP SRQ, decreasing housing capacity.
204 <u>20</u> <u>2</u>	Rayleigh Road Garage Site, Woodford Green	0.13	Bridge	Garages	Housing	7	2	No current planning application or new permission	No change.
205 <u>20</u> <u>3</u>	Land at Baywood Square Garages, Hainault (2 sites)	0.16	Hainault	Garages	Housing	7 <u>6</u>	2	No current planning application or new permission	Highest housing density used (40 u/ha) for character and PTAL in accordance with the LP SRQ, decreasing housing

									capacity.
20620 <u>4</u>	408 Ilford Lane, Ilford	0.07	Loxford	Vehicle Repairs	Housing	76	2	No current planning application or new permission	Highest housing density used (91 u/ha) for character and PTAL in accordance with the LP SRQ, decreasing housing capacity.
20720 <u>5</u>	56 Grenville Gardens, Woodford Green	0.08	Roding	Vacant	Housing	3	2	No current planning application or new permission	No change.

208	Aldersbrook Medical Centre, Aldersbrook Road, Wanstead	0.06	Wanstead	Health Centre	Health Centre/ Community/ Housing	2	2	No current planning application or new permission	Moved to appendix 2
209 206	Site at Roding Lane North, Woodford Green	1.6	Fullwell	Industrial	Residential/ Open Space	7664	2	No current planning application or new permission	Highest housing density used (40 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
210	Chadwell Heath Foundation Academy, Christie Gardens, Chadwell Heath	2.99	Seven Kings	Education - Chadwell Heath Foundation Academy	Education expansion facilities	0	2	No current planning application or new permission	Moved to appendix 2

<u>207</u>	<u>Madeira Grove Clinic</u>	<u>0.05</u>	<u>Bridge</u>	<u>Health</u>	<u>Housing</u>	<u>5</u>	<u>2</u>	<u>No current planning application or new permission</u>	Clinical Commissioning Group identifies for redevelopment.
<u>208</u>	<u>713 Newbury Park (Holiday Inn) Newbury Park</u>	<u>0.4</u>	<u>Aldborough</u>	<u>Hotel</u>	<u>Housing/Hotel/Employment</u>	<u>39</u>	<u>2</u>	<u>No current planning application or new permission</u>	Included in response to ref: RO1074/01
Rest of the borough Phase 3 (2026-2030)									
Site No.	Address	Site size (ha)	Ward	Current Use	Proposed Use	Indicative Development Capacity	Phasing Period 2026-2030	Planning Status	
<u>21120</u> <u>9</u>	TA Centre, Gordon Road, Ilford	2.28	Mayfield	Community	Education/ Community/ Housing	125 <u>124</u>	3	No current planning application or new permission	Approximately 40% of the site is designated open space reduces potential housing

									capacity.
21221 <u>0</u>	Hainault LUL Depot, Thurlow Gardens, Hainault	1.12	Fairlop	Depot	Community/ Residential	6183	3	No current planning application or new permission	Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
21321 <u>1</u>	153-221 Manford Way, Hainault	0.86	Hainault	Commercial/ Residential	Commercial/ Housing (infill and extension)	4748	3	No current planning application or new permission	Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
21421 <u>2</u>	Land to rear of Church, Foremark Close, Hainault	0.64	Hainault	Community/ Residential	Community/ Residential (infill development)	3519	3	No current planning application or new permission	Highest housing density used (56 u/ha) for character and

									PTAL in accordance with the LP SRQ, decreasing housing capacity.
215 <u>21</u> <u>3</u>	Library and Community Centre, Manford Way, Hainault	0.55	Hainault	Library/ Community	Library/ Community/ Housing	30 <u>31</u>	3	No current planning application or new permission	Highest housing density used (56 u/ha) for character and PTAL in accordance with the LP SRQ, increases housing capacity.
216	Ashton Playing Fields, Chigwell Road, Woodford Bridge	6.33	Bridge	Sports Ground	Sports Ground – enhanced facilities	0	3	No current planning application or new permission	Moved to appendix 2
217	Woodford Town Football Club, r/o 243–265 Snakes Lane East,	1.21	Bridge	Vacant (Sports Ground)	Leisure/ Community/ Healthcare	0	3	No current planning application or new permission	Moved to appendix 2

	Woodford Green								
--	-------------------	--	--	--	--	--	--	--	--

Annex 2 – Redbridge Local Plan Examination: Response to Preliminary Matters on behalf of Thames Water

5 April 2017

17.04.05 L CC Redbridge Local Plan Examination Response to Preliminary Matters



Ciara Whelehan
Planning Policy Manager
London Borough of Redbridge

Sent by email: ciara.whelehan@redbridge.gov.uk

Chris Colloff
E: ccolloff@savills.com
DL: +44 (0) 1189 520 502
F: +44 (0)

Ground Floor, Hawker House
5-6 Napier Court
Napier Road
Reading RG1 8BW
T: +44 (0) 118 952 0500
savills.com

Dear Ms Whelehan,

REDBRIDGE LOCAL PLAN EXAMINATION – RESPONSE TO PRELIMINARY MATTERS ON BEHALF OF THAMES WATER

I refer to your email to Carmelle Bell received on the 30th March 2017 regarding the above issue. On behalf of Thames Water I am pleased to respond to the question raised.

Within the Preliminary Matters the Inspector has asked the following question:

Paragraph 18.6 of the Infrastructure Delivery Plan (LBR 2.21) indicates that there is limited capacity within the existing sewers although no works were planned as of December 2015. The Council should approach Thames Water again for an update. Whilst it is intended that any upgrades required will be provided prior to any occupation is Thames Water satisfied that capacity issues and/or funding will not be an impediment to the deliverability of development in the Local Plan?

Thames Water continually monitors growth forecasts to enable the planning and delivery of upgrades in line with development coming forward. At this time, there are no defined plans for upgrades to Beckton and Riverside STWs.

Addressing capacity issues prior to occupation

Thames Water are funded in 5 year period known as AMPs and are in the process of preparing a business plan for AMP7 which will run from April 2020 until March 2025. The NPPG sets out details of how wastewater infrastructure is funded in Paragraph: 004 Reference ID: 34-004-20161116 which states:

“Ofwat, the economic regulator for the water industry, sets a cap on the charges that water companies can levy. This is known as the price review and takes place every 5 years (the next review is 2019). These price limits are determined by working out how much revenue each company must collect from its customers to run their businesses efficiently and meet their statutory obligations. Companies are subject to a statutory duty to ‘effectually drain’ their area. This requires them to invest in infrastructure suitable to meet the demands of projected population growth. There is also statutory provision for developers to fund additional sewerage infrastructure required to accommodate flows from a proposed development (Ofwat has provided information for developers where a development would require a new water main or sewer).”

In relation to upgrades to the network of local sewers the need for upgrades will not be possible to determine until there is more detail and certainty of development including the number of units, phasing of development and point or points of connection to the existing network. Typically this information will not become available until developers put forward their detailed development proposals. As such it is not possible for Thames



Water to identify all potential upgrades of the sewerage network which may be necessary to deliver growth over the period of the Local Plan.

Within the response to the pre-submission consultation on the Local Plan it was advised that for major developments it is important that developer's produce a detailed water and drainage strategy early on in the development planning process to identify any on and or off-site drainage infrastructure impacts, how these will be resolved, at what phases of the development they will be constructed, by what means and establishing the delivery route for that infrastructure. It is our preference that this is produced well before the planning application is submitted.

This approach is consistent with the advice of the NPPG which states at Paragraph: 020 Reference ID: 34-020-20140306

"In the planning system, the preparation of Local Plans should be the focus for ensuring that investment plans of water and sewerage companies align with development needs. If there are concerns arising from a planning application about the capacity of wastewater infrastructure, applicants will be asked to provide information about how the proposed development will be drained and wastewater dealt with."

The proposed modifications to the Local Plan include the addition of point L to Policy LP24 to read:

"(l) Requiring that major new developments demonstrate through liaison with Thames Water that sufficient capacity exists within the sewerage and drainage network to serve the proposed development, and where necessary, that capacity upgrades will be secured."

Thames Water are satisfied that, subject to the modifications proposed which align with the NPPG, sewerage capacity issues and/or funding will not be an impediment to the deliverability of development in the Local Plan. Notwithstanding this, given the large amount of growth proposed within the investment and growth areas identified within the pre-submission Local Plan and within adjoining boroughs Thames Water would recommend that in responding to part L of Policy LP24 developers within the investment and growth area work with Thames Water and the Council to produce mini Integrated Water Management Strategies (IWMS) to support the promotion of development. This approach could allow a more holistic approach to delivery of water management rather than focussing on requirements for individual sites.

I trust that the above information is of use and will be taken into consideration however, should you have any questions regarding the comments please do not hesitate to contact me.

Yours sincerely,



Chris Colloff
Associate BSc (Hons), MSc, MRTPI

Annex 3 – Inspector’s Preliminary Matters – Schedule of Superseded Policies

The Redbridge Local Plan will supersede the policies set out in the Core Strategy and Borough Wide Primary Policies (2008). It will also supersede the policies contained within the Area Action Plans for Ilford (2008), the Crossrail Corridor (2011) and Gants Hill (2009), as well as Development Sites with Housing Capacity (2008) and Development Opportunity Sites (2008).

Core Strategy (2008)			
CS Policy	Core Strategy Policy Name	LP Policy	LP Policy Name
Strategic Policies			
SP1	Overall Growth	LP1	Spatial Development Strategy
SP2	Green Environment	LP19, LP34	Climate Change Mitigation, Managing and Protecting the Borough’s Green Belt and Metropolitan Land
SP3	Built Environment	LP26, LP33	Promoting High Quality Design, Heritage
SP4	Retail	LP10	Managing Town Centres and Retail Uses
SP5	Employment	LP14	Stimulating Business and the Local Economy
SP6	Movement and Transport	LP22	Promoting Sustainable Transport
SP7	Housing	LP2	Delivering Housing Growth
SP8	Affordable Housing	LP3	Affordable Housing
SP9	Culture and Recreation	LP17, LP35	Delivering Community Infrastructure, Protecting and Enhancing Open Spaces
SP10	Community Facilities	LP17	Delivering Community Infrastructure
SP11	Waste	n/a	<i>Joint Waste DPD (2012)</i>
SP12	Planning Obligations	LP41	Delivery and Monitoring

Borough Wide Primary Policies (2008)			
Policy	Borough Wide Policy Name	LP Policy	Local Plan Policy Name
Environment Policies			
E1	Green Belt and Metropolitan Open Land	LP34	Managing and Protecting the Borough's Green Belt and Metropolitan Land
E2	Nature Conservation	LP39	Nature Conservation and Biodiversity
E3	Conservation of the Built Heritage	LP33	Heritage
E4	Archaeological Remains	LP33	Heritage
E5	Flooding and Water Quality	LP21	Water and Flooding
E6	Telecommunications	LP25	Telecommunications
E7	Minerals	n/a	Minerals Local Plan (2012)
E8	Air Quality	LP24	Pollution
Transport Policies			
T1	Sustainable Transport	LP22	Promoting Sustainable Transport
T2	Public Transport	LP22	Promoting Sustainable Transport
T3	Walking and Cycling	LP22	Promoting Sustainable Transport
T4	Enhancing the Transportation Network	LP22	Promoting Sustainable Transport
T5	Parking Standards	LP23	Cycle and Car Parking
T6	Service and Delivery Vehicles	LP22	Promoting Sustainable Transport
Housing Policies			
H1	Housing Provision	LP2, LP3	Delivering Housing Growth, Affordable Housing
H2	Housing Choice	LP5	Dwelling Mix
H3	Travellers & Gypsy Sites	LP8	Gypsies and Travellers
Retail Policies			
R1	Sustainable Centres	LP9	Ensuring the Future Vitality and

			Viability of Town Centres
R2	New Shopping Development	LP10	Managing Town Centres and Retail Uses
R3	Protection of Shopping Uses	LP10	Managing Town Centres and Retail Uses
Business, Industry, and Warehousing Policies			
B1	Promoting Employment	LP14, LP16	Stimulating Business and the Local Economy, Skills and Training
B2	Office Accommodation	LP14, LP15	Stimulating Business and the Local Economy, Managed Workspace
Culture and Recreation Policies			
CR1	Protection of Important Urban Open Space	LP35	Protecting and Enhancing Open Spaces
CR2	Allotments	LP36	Allotments and Local Produce
CR3	Sport, Leisure and Cultural Facilities	LP17, LP35	Delivering Community Infrastructure, Protecting and Enhancing Open Spaces
CR4	Provision of Open Space	LP34, LP35	Managing and Protecting the Borough's Green Belt, Protecting and Enhancing Open Space
Community Facilities Policies			
C1	Existing Community Facilities	LP17, LP18	Delivering Community Infrastructure, Health and Well-Being
C2	Access to Community Facilities	LP17	Delivering Community Infrastructure
Building Design Policies			
BD1	All Development	LP26	Promoting High Quality Design

BD2	Tall Buildings	LP27	Tall Buildings
BD3	Density in New Residential Development	n/a	London Plan (2016) policy 3.4 & Table 3.2
BD4	Amenity Space in New Residential Development	LP29	Amenity and Internal Space Standards
BD5	Extensions to Existing Dwellings	LP30	Household Extensions
BD6	Advertisements	LP28	Advertising and Shop Fronts
BD7	Internal Space	LP29	Amenity and Internal Space Standards
Gants Hill Area Action Plan (2009)			
GH1	Calming Traffic	LP22	Promoting Sustainable Transport
GH2	Sustainable Transport	LP22	Promoting Sustainable Transport
GH3	Place Identity	LP1C	Gants Hill Investment and Growth Area
GH4	Building Heights	LP1C, LP26, LP27	Gants Hill Investment and Growth Area, Promoting High Quality Design, Tall Buildings
GH5	Land Use	LP1C	Gants Hill Investment and Growth Area
GH6	Expanded Retailing	LP1C, LP9	Gants Hill Investment and Growth Area, Ensuring the Future Vitality and Viability of Town Centres
GH7	Housing	LP1C, LP2	Gants Hill Investment and Growth Area, Delivering Housing Growth
GH8	Use of Employment Land	LP14	Stimulating Business and the Local Economy
GH9	Amenity Provision, Community Uses and Social Infrastructure	LP17	Delivering Community Infrastructure

Ilford Area Action Plan (2008)			
Land Use			
LU1	A Vibrant Mix of Uses	LP10, LP11	Managing Town Centres and Retail Uses, Managing Clustering of Town Centre Uses
LU2	Retail and Leisure Activity	LP10	Managing Town Centres and Retail Uses
LU3	Interest and Vitality	LP10	Managing Town Centres and Retail Uses
LU4	Employment	LP14, LP16	Stimulating Business and the Local Economy, Skills and Training
LU5	Housing Type and Density	LP5	Dwelling Mix
LU6	Contributions to Infrastructure	LP41	Delivery and Monitoring
Transport			
TR1	Traffic Calming	LP22	Promoting Sustainable Transport
TR2	Public Realm Improvements	LP1A	Ilford Investment and Growth Area
TR3	A High Quality Pedestrian Environment	LP1A	Ilford Investment and Growth Area
TR4	Facilitating Cycling	LP22	Promoting Sustainable Transport
TR5	Public Transport	LP22	Promoting Sustainable Transport
Open Space and Public Realm			
OS1	New Spaces and Places	LP35	Protecting and Enhancing Open Spaces
OS2	Other Open Space Opportunities	LP35	Protecting and Enhancing Open Spaces
OS3	The Roding Valley	LP37	Green Infrastructure and Blue Ribbon Network
Built Form and Building Heights			

BF1	Built Form	LP26	Promoting High Quality Design
BF2	Design Quality	LP26	Promoting High Quality Design
BF3	Building Height	LP27	Tall Buildings
Crossrail Corridor AAP (2011)			
CC1	Opportunity Sites	Appendix 1	Development Opportunity Sites
CC2	Character Area Design Principles	LP26	Promoting High Quality Design
CC3	Building Height	LP27	Tall Buildings
CC4	Safeguarding Crossrail	LP1B	Crossrail Corridor Investment and Growth Area
CC5	Energy Efficiency and Sustainable Development	LP32	Sustainable Design and Construction
CC6	Delivering New Homes	LP2	Delivering Housing Growth
CC7	Dwelling Type and Tenure Mix	LP3, LP5	Affordable Housing, Dwelling Mix
CC8	Improving Access to Public Transport	LP22	Promoting Sustainable Transport
CC9	Walking and Cycling	LP22	Promoting Sustainable Transport
CC10	Parking	LP23	Cycle and Car Parking
CC11	Improving the Retail Offer	LP10	Managing Town Centres and Retail Uses
CC12	Provision of Community Facilities	LP17, LP18	Delivering Community Infrastructure, Health and Wellbeing
CC13	Improving Quality of and Access to Open Spaces	LP35	Protecting and Enhancing Open Spaces
CC14	Improving Public Realm and Streetscape	LP1B	Crossrail Corridor Investment and Growth Area

Development Sites With Housing Capacity (2008)			
Schedule 1	Sites with Planning Permission not yet started	Appendix 1	Development Opportunity Sites
Schedule 2	Sites without Planning Permission	Appendix 1	Development Opportunity Sites
Development Opportunity Sites (2008)			
Schedule TR1	Transport	Appendix 1	Development Opportunity Sites
Schedule B1	Employment	Appendix 1	Development Opportunity Sites
Schedule CR1	Community & Leisure	Appendix 1 Appendix 2	Development Opportunity Sites Infrastructure Delivery Plan & Schedule of Projects
Schedule C1	Community & Leisure	Appendix 1 Appendix 2	Development Opportunity Sites Infrastructure Delivery Plan & Schedule of Projects